



# 2013 Annual Report & Portfolio



# We're About People



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### **Appendix**

### **2013 Annual Report Online**

The San Diego Housing Commission's (SDHC's) multimedia 2013 Annual Report & Portfolio is presented in an electronic format, accessible on our website, www.sdhc.org.

Produced in-house by our award-winning Community Relations and Communications Department, the 2013 Annual Report & Portfolio includes easily accessible videos and click-ready documents.

This online report allows SDHC to update the report as needed. Updates are listed on Page 175.

Learn more about our programs by visiting our <u>YouTube channel</u>, <u>www.youtube.com/sdhousingcommission</u>







### Message from the President & CEO

May 23, 2014

For the San Diego Housing Commission (SDHC), 2013 was a year of great achievement and a time to plan ahead.

Throughout the year we worked to create and preserve affordable housing for low-income families, seniors and individuals.

We led or participated in initiatives to address homelessness and embraced an approach that centers on providing housing quickly and services as needed.

We moved into full implementation for Path to Success, an innovative program to help our rental assistance participants learn skills that will allow them to become more financially self-reliant while also allowing SDHC to serve more people in the program.



Video - 1:22

Message from the President & CEO, Richard C. Gentry

To protect the health of tenants at SDHC-owned apartment buildings, we adopted a Smoke-Free Policy.

The elected leaders and citizens of San Diego deserve a high level of performance from SDHC. Even with declining state and federal financial resources, we intend to meet their expectations.

To help SDHC identify how it can have the greatest possible impact in our community, SDHC in 2014 completed a Strategic Plan to serve as our roadmap for the next two years.

The plan restates this agency's principal Goals: Create and Preserve Quality Affordable Housing, Provide Housing Choice Voucher Families with Opportunities to Become More Financially Self-Reliant, and Foster a Culture of Excellence and Innovation at SDHC.

A similar effort will help SDHC zero in on one very important challenge in particular. In 2013 we began preparing a three-year strategic plan toward the goal of ending homelessness in San Diego.

I join San Diego Mayor Kevin Faulconer and City Council President Todd Gloria in declaring this goal is eminently doable.

We will do our part to end homelessness.

Toward that goal, I'm pleased to serve on the Mayor's Housing and Homeless Subcommittee, which will provide policy recommendations on his "Housing for All" plan.

This annual report reviews SDHC programs and activities throughout 2013 and, to keep current, the first few months of 2014. As you read it and hear the voices of men and women whose lives we've touched, I hope one unmistakable fact comes across.

Almost nothing SDHC accomplished in 2013 was done single-handedly.

We are an agency of collaboration and partnerships that include the U.S. Department of Housing and Urban Development, the U.S. Department of Veterans Affairs, the Mayor, the San Diego City Council, the County of San Diego, committed community agencies, and our development partners.

I'm also thankful for the leadership of our Board of Commissioners and for the teamwork and dedication of SDHC management and employees.

Sincerely,

Richard C. Gentry

President & Chief Executive Officer

### Governance

Established in 1979, the San Diego Housing Commission (SDHC) is governed by the San Diego City Council, sitting as the Housing Authority of the City of San Diego (Housing Authority).

SDHC President & CEO Richard C. Gentry is the Executive Director of the Housing Authority.



The Housing Authority has final authority over SDHC's budget and major policy decisions.

A seven-member Board of Commissioners oversees SDHC's operations and makes recommendations to the Housing Authority.



**View SDHC** Charter 4.23.79

The Mayor appoints Commissioners, and the San Diego City Council confirms them.

### Housing Authority of the City of San Diego



Todd Gloria Council President District 3



Council President Pro Tem District 1



Ed Harris Councilmember District 2





Myrtle Cole Councilmember District 4



Mark Kersev Councilmembe District 5



Lorie Zapf Councilmember District 6



Councilmember District 7



Councilmember District 8



Councilmember District 9

### **SDHC Board of Commissioners**



Gary Gramling Chairman of the



Roberta Spoon Vice Chair



Margaret Davis Commissioner



Kellee Hubbard Commissioner



Ben Moraga Commissioner Commissioner



Frank Urtasun



### Thank You SDHC Commissioners

SDHC thanks Khadija Basir and Allen Sims for their many years of dedicated service on the Board of Commissioners.

Both represented residents of SDHC-owned housing units on the Board of Commissioners, and they completed their terms of service on the Board in February 2014.

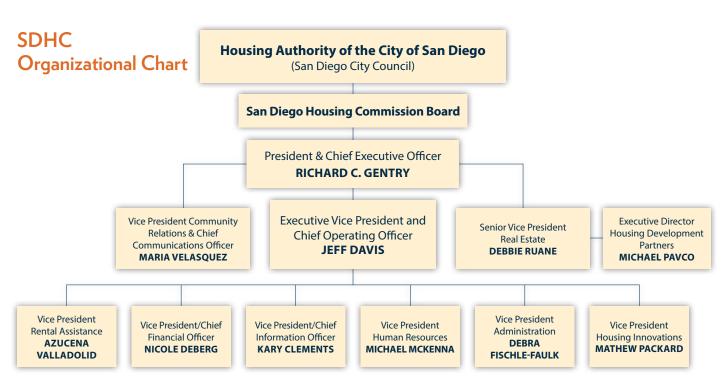
Khadija Basir was appointed to the Board in 2006 by then-Mayor Jerry Sanders. She is a former federal Housing Choice Voucher (Section 8) recipient and a graduate of the Family Self-Sufficiency Program at the SDHC Achievement Academy.

Allen Sims was appointed to the Board in 2008, also by Mayor Sanders, He is a resident of SDHC's Belden Village, an affordable housing community serving low-income seniors and persons with disabilities.



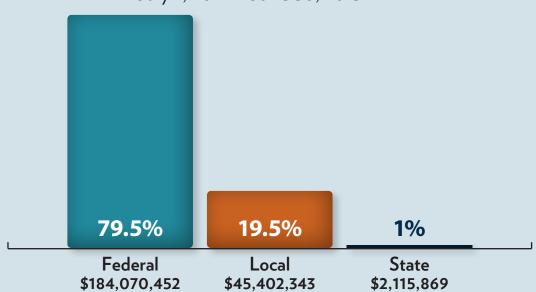






### **SDHC Revenue Sources FY 2013**

July 1, 2012 - June 30, 2013



- Federal sources: Community Development Block Grants; HOME; Emergency Solutions Grants; Housing Choice Vouchers (Section 8); Permanent Supportive Housing and Legacy Shelter Plus Care Grants; and Lead-Based Paint Hazard Control Grants
- Local sources: Rents from SDHC-owned housing units; fees from Multifamily Housing bonds; and in-lieu fees from City inclusionary housing ordinance
- State sources: CAL State Housing Trust Fund; CAL HOME program; and rents from state-owned housing units administered by SDHC

(Partial list of funding sources)

SDHC received \$1 million of General Fund money from the City of San Diego (City) in fiscal year 2013 to help fund the City's Homeless Emergency Shelters, which SDHC administers.

### Excellence in Performance

Standard & Poor's Ratings Services on January 8, 2014, affirmed an AA credit rating for SDHC, citing "extremely strong overall management and a strategic plan that supports the commission's mission to provide quality low-income housing."

An AA rating from Standard & Poor's is its second highest and indicates that SDHC has a "very strong capacity to meet financial commitments."



View Report Standard & Poor's 1.8.14

### LINC Housing's 20th Annual Tribute to Affordable Housing Leaders

SDHC President & CEO Richard C. Gentry was honored at LINC Housing's 20th Annual Tribute to Affordable Housing Leaders.

A 42-year veteran of the affordable housing industry, Gentry was recognized at a ceremony on July 18, 2013, in Los Angeles.

The tribute recognizes leaders who have done exceptional work "to revitalize communities and build stronger neighborhoods."



### National Award of Excellence for Community Outreach

SDHC's Community Relations & Communications Department on October 26, 2013, received a 2013 Award of Excellence from the National Association of Housing and Redevelopment Officials (NAHRO) for two online, multimedia reports: Annual Report & Portfolio and "Creating Affordable Housing Through Public Housing Conversion."





### National Award - Excellence in Financial Reporting

For the fifth consecutive year, SDHC's Financial Services Department was awarded a Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association (GFOA) of the United States and Canada. SDHC earned the recognition for its annual financial report for Fiscal Year 2012.

### Housing Preservation Award

Save Our Heritage Organisation, a San Diego historical preservation group, gave SDHC and its partners a People in Preservation Award on May 23, 2013, for the rehabilitation of the 99-year-old Hotel Sandford in Downtown San Diego. It was part of a project to preserve 129 affordable rental units for low- and very low-income seniors, completed on April 19, 2013, in collaboration with the former Centre City Development Corporation (CCDC, now Civic San Diego).

The rehabilitation returned the building to its original beige and green color scheme and resurfaced the adjoining sidewalk. The building's historic arched wood windows on the fourth floor, festoon lighting, a wood storefront and additional original features also were restored.

It was the second historical preservation award SDHC has received for the rehabilitation. The City of San Diego Historical Resources Board, which designated Hotel Sandford as a historical landmark on December 2, 1987, presented a Historic Preservation Award in the category of architectural rehabilitation to SDHC and its partners on May 24, 2012.

### Partnership Housing Awards

Four SDHC partnership developments that provide a total of 210 affordable apartments in the City of San Diego and an SDHC partnership program to address chronic homelessness all earned Ruby Awards from the San Diego Housing Federation. The awards for the "best of the best" in the local affordable housing industry were announced on June 13, 2013.



### The Mason

### "Housing Project of the Year-Rehabilitation":

SDHC loaned \$1.69 million to Housing Development Partners, a nonprofit affiliate of SDHC, toward the \$3.6 million development cost; 16 supportive housing units must remain affordable for 55 years.



### **Connections Housing Downtown**

### "Housing Project of the Year-Special Needs":

At the direction of the San Diego City Council, SDHC in collaboration with CCDC spearheaded the selection process that led to the creation of a one-stop homeless center. It was co-developed by Affirmed Housing Group and PATH Ventures, with a community health clinic operated by Family Health Centers of San Diego.



### City Scene Apartments

#### "Housing Project of the Year-50 Units or Fewer":

SDHC loaned \$5.1 million toward the \$10.86 million total development cost of 30 apartments and one manager's unit. Developed by Affirmed Housing Group, the apartments will remain affordable for 55 years.



### Estrella Del Mercado Apartments

### "Housing Project of the Year-More than 50 Units":

In a partnership with Chelsea Development Corporation and the former City of San Diego Redevelopment Agency, SDHC loaned \$7.11 million toward the \$43 million total development cost of 91 apartments and one manager's unit. The apartments will remain affordable for 99 years.

### **CSH Supportive Housing Award**

The CSH Supportive Housing Award went to "Home Again, Project 25," which places chronically homeless San Diegans into long-term housing. SDHC awarded 25 federal Sponsor-Based Housing Vouchers to St. Vincent de Paul Village, which manages Project 25 for the United Way of San Diego County.

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### **SDHC** Mission:

Provide affordable, safe and quality homes for low- and moderate-income families and individuals in the City of San Diego and provide opportunities to improve the quality of life for the families that SDHC serves.





### Planning Ahead: SDHC Strategic Plan, 2014-2016

SDHC has earned a distinct national reputation of being a public housing authority to model.

Founded in 1979, SDHC has reached its recent achievements under the guidance of SDHC's Board of Commissioners and the leadership of Richard C. Gentry, who was selected to be SDHC President & CEO in 2008 by the San Diego City Council.

Last year, CEO Gentry and SDHC Board of Commissioners Chairman Gary Gramling called for the development of a Strategic Plan to move the agency forward.



**View Report** SDHC Strategic Plan, 2014-2016

### **SDHC** Accomplishments

As SDHC looks back at its accomplishments – and ahead with its vision for the future – both reflect 1.17.14 its charter mandate to provide "housing opportunities for low- and moderate-income persons and families in the City of San Diego."

These objectives were central to a landmark federal agreement in 2007 that paved the way for a signature achievement of SDHC: the creation of 810 affordable housing units in five years through public-private partnerships.

The agreement between SDHC and the U.S. Department of Housing and Urban Development (HUD) transferred ownership of 1,366 public housing units to SDHC – the largest public housing conversion at the time. Implementing an innovative Finance Plan, SDHC leveraged the equity from those properties to create the additional affordable housing in the City of San Diego.

SDHC also has earned high marks for its sound management of the federally funded Housing Choice Voucher (Section 8) program – SDHC's largest program – which provides rental assistance to more than 14,000 low-income families.

### **SDHC Innovations**

SDHC is one of only 39 public housing authorities in the nation (out of 3,400) to receive "Moving to Work" status from HUD. This designation has allowed SDHC the flexibility to use allocated federal funds to create programs that directly address the needs of our community.

In so doing, SDHC has also become one of the first agencies in the nation to use its federal rental assistance vouchers to provide housing for homeless San Diegans. In addition, SDHC has implemented programs to provide rental assistance families with opportunities to become more self-reliant.

SDHC also is perceived, because of its successes, to have the ability to generate the financial resources necessary to address almost any housing-related challenge. The community expects SDHC to play a major role in addressing homelessness and to create additional affordable housing as a developer, partner and financier in a challenging economic environment.

### **SDHC Culture of Excellence**

Internally, the commitment and quality of SDHC's staff are its greatest assets. Recently, SDHC implemented a new database system to standardize measurements of revenues, costs, reserves and outputs for each of its activities. This new system will help SDHC better assess how changes in funding and reserves will affect its programs.

In recent years, SDHC's fiscally prudent management has also been recognized for its private sector business practices.

These are especially important qualities at a time when state and federal resources are diminishing, but the need for affordable housing continues to grow. This presents opportunities and challenges for SDHC.

### **SDHC Strategic Plan**

Through a Strategic Planning Process, SDHC has created a two-year Strategic Plan. Three major Goals were identified:

- Create and Preserve Quality Affordable Housing;
- Provide Housing Choice Voucher Families with Opportunities for Them to Become More Financially Self-Reliant; and
- Foster a Culture of Excellence and Innovation.

A subcommittee of SDHC Board of Commissioners, chaired by Commissioner Ben Moraga and also consisting of Board Chairman Gramling and Vice Chair Roberta Spoon, was actively involved in overseeing the development of the Strategic Plan.

This Strategic Plan, approved by the SDHC Board of Commissioners on January 17, 2014, is intended to provide SDHC with a framework to identify how it can have the greatest possible impact with limited financial resources in the years ahead.

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### Goal A: Create and Preserve Quality Affordable Housing

### Objective 1:

Pursue new funding opportunities to decrease reliance on traditional funding sources for the creation and preservation of affordable housing at the lowest possible cost.

### **Objective 2:**

Ensure the SDHC real estate portfolio is economically and physically sustainable.

### **Objective 3:**

Ensure that the most effective and cost-efficient business practices are in place for management of the SDHC loan portfolio.

### **Objective 4:**

Mission Apartments SDHG Partnership Midway District

Define SDHC's leadership role in the effort to reduce homelessness in the City of San Diego.

# Goal B: Provide Housing Choice Voucher Families with Opportunities for Them to Become More Financially Self-Reliant

### Objective 1:

Provide a more comprehensive customer service delivery model for Housing Choice Voucher (HCV) participants.

### **Objective 2:**

Increase opportunities at the SDHC Achievement Academy for HCV Work-Able participants to become more financially self-reliant.





### Goal C: Foster a Culture of Excellence and Innovation

### **Objective 1:**

Promote a workplace environment with high employee engagement and retention (Employer of Choice).

### **Objective 2:**

Ensure that real-time data is available to make agency-wide strategic decisions.

### Objective 3:

Make certain that major decision-making actions are consistent with SDHC's mission and goals and that they address the current economic and social conditions.

### **Objective 4:**

Raise new funding to support agency-wide work readiness programs and homelessness initiatives.

### **Objective 5:**

Strengthen customer service delivery through agency-wide operational efficiency.





### Moving to Work (MTW) Program

The San Diego Housing Commission (SDHC) gets the most from its federal housing vouchers and affordable housing developments by participating in the federal "Moving to Work" (MTW) program.

SDHC is one of only 39 public housing authorities nationwide (out of 3,400) to receive an MTW designation from the U.S. Department of Housing and Urban Development (HUD).

As an MTW agency, SDHC designs and tests innovative, cost-effective ways of providing housing assistance to low-income families, using a combination of federal funding allocated to SDHC for public housing and Housing Choice Voucher (HCV) Section 8 rental assistance.



SDHC Executive Vice President & Chief Operating Officer

Video - 0.24

SDHC has implemented a variety of new housing assistance approaches in the City of San Diego (City), such as:

- Becoming one of the first public housing authorities in the nation to receive approval from HUD to use federal Sponsor-Based Housing Vouchers to make housing available for homeless San Diegans;
- Expanding SDHC's allocation of federal Project-Based Housing Vouchers to prevent and address homelessness in the City of San Diego;
- Creating the SDHC Achievement Academy, which emphasizes career planning, job skills and personal financial education—at no cost to federal HCV rental assistance participants and public housing residents; and
- Providing more than \$8.296 million in MTW funds to renovate the historical Hotel Churchill in Downtown San Diego to create 72 studios for homeless individuals or those at risk of homelessness who need mental health services.

SDHC currently has 26 active initiatives under MTW, fulfilling the program's statutory objectives:

- Use federal dollars more efficiently;
- · Help residents on their path to economic independence; and
- Improve housing choices for low-income families.



View Report MTW Annual Plan for FY2015 1.3.14



### Planning Ahead: MTW Initiatives

The Fiscal Year 2015 (July 1, 2014 – June 30, 2015) MTW Annual Plan, approved by the SDHC Board of Commissioners on March 14, 2014, includes three initiatives, for which SDHC is requesting HUD approval:

- 1. Expand the Project-Based Housing Voucher (PBV) Program. SDHC is requesting additional flexibility in this program, such as requiring PBV tenants to engage in supportive services as a condition of tenancy and allowing property owners or nonprofit providers to maintain PBV waiting lists for specific developments.
- 2. Modify the 40 Percent Rent Burden Requirement. The federal HCV rental assistance program does not allow the participant's rent payment amount at initial lease-up to exceed 40 percent of the participant's adjusted monthly income. To expand neighborhood choices for low-income families, SDHC is requesting to increase the maximum allowable percentage of adjusted monthly income paid toward rent to 50 percent.
- 3. Enhance the Self-Sufficiency Program. Current federal regulations allow only the head of household to participate in the Family Self-Sufficiency (FSS) program, which provides HCV rental assistance participants with opportunities to become financially self-reliant. SDHC is requesting authority to expand opportunities to other adult household members to enroll in the FSS program.

### Housing Choice Voucher (Section 8) Program

SDHC provides federal HCV rental assistance to low, very low- and extremely low-income families in the City—the eighth largest city in the nation, second in California.

The HCV program is SDHC's largest, providing rental assistance to 14,369 households in 2013.

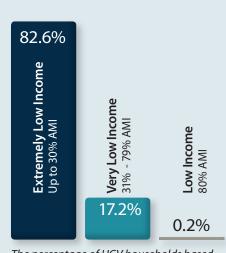
Approximately 54 percent of HCV households are elderly or disabled.

SDHC received \$158,859,892.50 in 2013 from HUD to fund the HCV program.

With nearly 47,000 people on the waiting list for HCV rental assistance in the City, funding for the federal program remains essential.

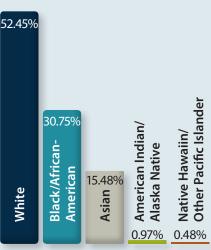
### Housing Choice Voucher (Section 8) Program Demographics

### 14,369 HCV Households: Percent AMI



The percentage of HCV households based on their income level as compared to the 2013 San Diego Area Median Income of \$72,300 for a family of four.

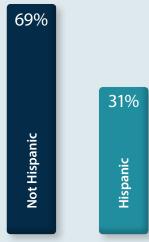
### Families Served: Racial Demographics



The data reflect HUD guidelines for collecting and reporting demographic information.

Figures do not total 100 percent due to rounding.

### Families Served: Ethnicity



The data reflect HUD guidelines for collecting and reporting demographic information.



### Rental Assistance Helps Families

Rosa and her family struggled financially before they began receiving federal HCV rental assistance from SDHC.

"Before we had the voucher, we had no money to eat," said Rosa, 55. "We paid electricity one month; another month, we didn't pay it. With the voucher, everything is easier, and they give you a chance."

Rosa has worked for nine years at a local retail store, cleaning and setting up display boxes.

Rosa's husband of 32 years, Joseantonio, 58, a U.S. Army veteran, worked as a metal fabricator until he lost his eyesight about 11 years ago. Today, he works part time as a peer support specialist, facilitating group discussions.

With the voucher, everything is easier, and they give you a chance.

-Rosa

The parents of four grown daughters (two of whom still live at home), they are able to rent a modest single-family home in

Otay Mesa with the HCV rental assistance they have received for the last 11 years.

Rosa said she is grateful for federal HCV rental assistance from SDHC.

"A lot of people in the world need it," Rosa said.





Azucena Valladolid Vice President Rental Assistance Division

Video - 0:33

### Path to Success

Path to Success is one of SDHC's innovative MTW programs.

Path to Success modifies the method used to determine the monthly rent payment amounts for HCV and public housing participants.

Implemented on July 1, 2013, Path to Success also sets minimum monthly rent payment amounts for program participants who are identified as able to work (Work-Able).

The initial minimum monthly rent payment amounts are based on California's minimum wage standards—\$8/hour at the time the program was implemented.

As this Work-Able population contributes more toward their rents, SDHC's goal is to expand the HCV program to those families on the waiting list if it is financially feasible to do so.

Single Plan section 1997 (1997) and 1997 (1997

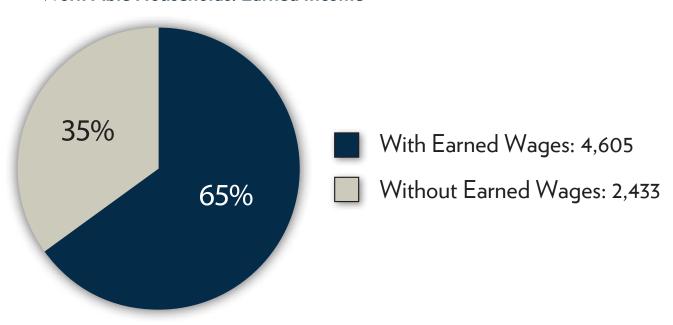
View Fact Sheet SDHC Path to Success 5.20.14

SDHC sees HCV participants as partners in solving the dilemma of how to utilize limited federal funds to help as many families in need as possible.

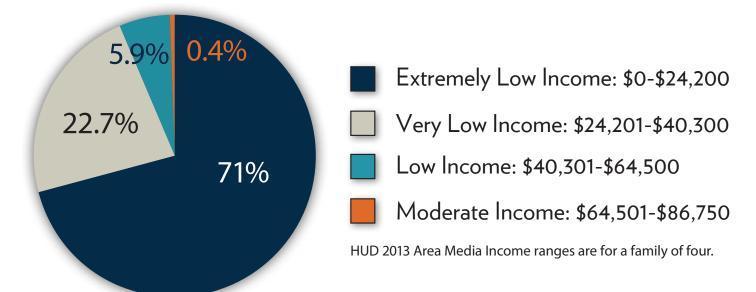
### **Work-Able Families**

- Households with at least one adult who is under 55, not disabled, and not a full-time student ages 18-23.
- Full-time students ages 18-23 are considered Work-Able if they are the spouse, head or co-head of the household.
- Income and household circumstances are reviewed every two years instead of annually.

### Work-Able Households: Earned Income



### Work-Able Population: Income



 $^{22}$ 





### Work-Able Families Surveyed

To help develop programs to provide additional opportunities for Work-Able families to become more financially self-reliant, SDHC surveyed 100 Work-Able families on February 11-12, 2013.

The 100 Work-Able families surveyed were among a sample of households that were expected to be placed on Path to Success minimum rents.

Their responses provided insight about the challenges these families encounter.

Interviews were conducted by SDHC Achievement Academy staff.

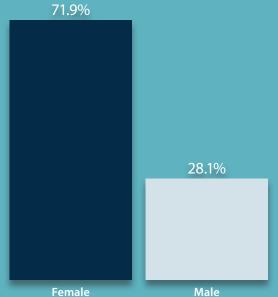
Key findings from the survey included:

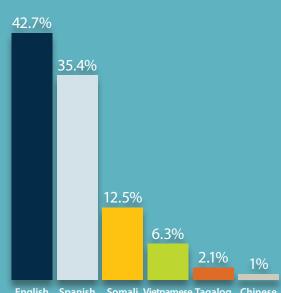
- 71.9 percent of heads of household are women;
- 57 percent of respondents are most fluent in a language other than English;
- 45 percent of respondents do not have a high school diploma or equivalent; and
- 26 percent of respondents said a lack of skills was the biggest barrier to obtaining a job.

With this survey data, the SDHC Achievement Academy tailored its programs to meet the needs of these Work-Able households.

For example, the SDHC Achievement Academy increased its referrals for Work-Able families to obtain General Educational Development (GED) certificates through the National City Adult School.

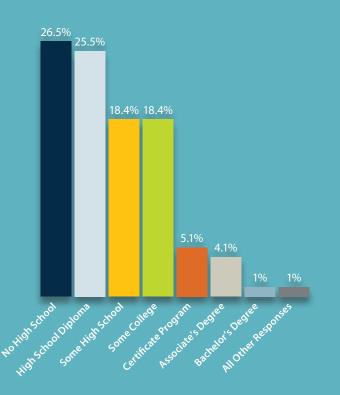
### Language



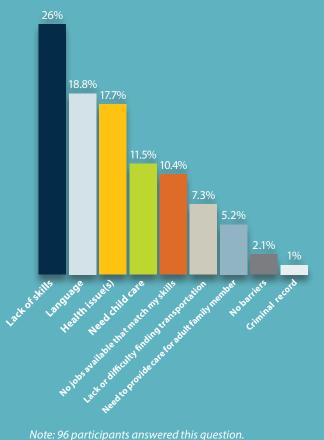


#### **Level of Education**

Gender



### **Employment Barrier**



25





SDHC Achievement Academy Success Stories

Video - 2:50

### **SDHC** Achievement Academy

To more effectively meet the needs of federal HCV rental assistance participants in the City of San Diego, the SDHC Achievement Academy—an MTW initiative—has revamped the programs and services it offers.

A state-of-the-art learning and resource center and computer lab, the SDHC Achievement Academy provides programs that emphasize career planning, job skills and personal financial education—at no cost to federal HCV rental assistance participants and public housing residents.

With the implementation of Path to Success, the SDHC Achievement Academy is serving federal HCV participants, including Work-Able families who have been out of the workforce for years.

The SDHC Achievement Academy's staff of 11 people includes its director, six Workforce Readiness Specialists and four support staff.

Workshops and programs have also been customized into three categories to provide participants the opportunity to advance at their own pace and ultimately become more financially self-reliant.

Since Path to Success was implemented on July 1, 2013, 111 Work-Able participants have been placed in jobs with help from the SDHC Achievement Academy.



View PPT SDHC Achievement Academy 5.9.14

### **Customized Programs**

### • First-Time Employment

The focus is on volunteer opportunities, training programs available in the community and entry-level employment opportunities. There is also an emphasis on referrals to community partners for English as a Second Language classes, literacy programs and counseling.

In the last year, 12 participants have been placed with Goodwill Industries and the Salvation Army in either first-time training programs or in employment.

#### Long-Term Unemployed

Participants are expected to arrive on time to workshops, participate in classes and be respectful of others. Barriers to employment are discussed, and possible solutions are identified.

Soft-skills training helps participants learn how to handle difficult people and provide excellent customer service. The SDHC Achievement Academy focuses on these issues to make the workshops beneficial to participants and employers, who often refer to the lack of soft skills and customer-service training from individuals they are interviewing.

Eighteen participants have completed the SDHC Achievement Academy's eight-week workforce development class, and 38 completed the one-day Manpower training program, held four times in December 2013.

#### Unemployed/Underemployed

The SDHC Achievement Academy provides workforce development workshops, mock interviews, budgeting, job clubs, specialized recruitments and after-hours workshops for individuals who are working. The emphasis is on obtaining a job first and progressing to a better job after becoming employed.

The SDHC Achievement Academy partners with employers to offer weekly recruitments. Home Depot, the County of San Diego, the University of California San Diego, and Ace Parking have participated in these recruitments and 26 people have been hired on the spot.

The SDHC Achievement Academy has placed a total of 193 participants in employment from January 1, 2013, through May 1, 2014.







# Family Self-Sufficiency (FSS) SDHC Achievement Academy Core Program

The main program offered at the SDHC Achievement Academy is the Family Self-Sufficiency (FSS) program.

With MTW flexibility, SDHC redesigned the FSS program to enhance participation and to provide opportunities to help families become more financially self-reliant.

FSS is a voluntary, two-year program for adults that offers an array of courses.

These courses include job training, career planning and financial literacy education, such as budgeting, saving, establishing good credit and income tax preparation.

Through a federal program, a special, interest-bearing escrow account is established for qualified FSS participants. Participants will receive the funds upon graduation.

Participants also may receive additional credits to their account as they achieve their goals, such as receiving a GED certificate.

The FSS program is available at no charge to the head of household receiving SDHC federal HCV rental assistance.

| Potential FSS Escrow Account Credits  |            |  |
|---|------------|--|
| ONE-TIME EFFORTS  | AMOUNT     |  |
| Housing Assistance Payment is less than \$250 at end of program or participant voluntarily surrenders HCV rental assistance                 | \$1,500.00 |  |
| Participant reaches final FSS career goal   | \$500.00   |  |
| Participant obtains full-time employment - with six-month retention   | \$500.00   |  |
| Participant graduates from an accredited four-year university   | \$250.00   |  |
| Participant obtains part-time employment (less than 32 hrs/week) - with six-month retention   | \$250.00   |  |
| Participant is no longer receiving cash aid assistance  | \$250.00   |  |
| Participant establishes a personal savings account and saves at least \$500   | \$250.00   |  |
| Participant increases at least one tier on the Path to Success Tiered Rent Table  | \$250.00   |  |
| Participant graduates from an accredited vocational program or two-year college   | \$100.00   |  |
| Participant establishes a credit history (going from a "No Score" to an actual credit score) or increased credit score                      | \$100.00   |  |
| Annual engagement - participant meets with SDHC Achievement Academy Workforce Readiness Specialist on time for each semi-annual appointment | \$100.00   |  |
| Participant completes the benefits screening process  | \$50.00    |  |



Laura
SDHC Achievement Academy Participant

Video - 0:35

### SDHC Achievement Academy: Becoming Self-Reliant

You have to put yourself

Laura, 29, a single mother of four, achieved "a new beginning" with help from the SDHC Achievement Academy.

Laura began participating in the SDHC Achievement Academy soon after she started receiving federal HCV rental assistance from SDHC two years ago.

SDHC Achievement
Academy workshops
about job posting
websites, interview
questions and how to
write résumés and cover
letters helped Laura
succeed in her job search.

"You have to put yourself out there and not be the same as everybody else," Laura said of what she learned at the SDHC Achievement Academy. "And the same résumé—you've got to make it different."

Laura was hired in December 2012 as a certified nursing assistant at a rehabilitation center, starting a career in health care that she "really wanted." About a year ago, Laura changed jobs, achieving her goal of working at a local hospital.

"It just inspires me even more to continue with my education and to be able to advance in my career," Laura said.

Laura also enrolled in FSS, primarily because it could help her learn budgeting.

"It helped me a lot in figuring out what I'm really

spending my money on and how they can help me become self-sufficient and be able to achieve certain goals and save for my family to be able to purchase a home," Laura said.

In addition to work and SDHC Achievement Academy workshops, Laura is attending a

community college, with plans to transfer into a

university nursing program.

-Laura

She is clear about her goals: "To become a registered nurse. Be able to purchase a home. Graduate from the Achievement Academy, and pass on my Section 8 to someone that really needs my help, and hopefully they're able to achieve what I achieved."





Maxine Suka Program Manager South Metro Career Centers

### **SDHC** Achievement Academy Partners

Partnerships are essential to the SDHC Achievement Academy's success in providing federal HCV rental assistance participants and public housing residents with opportunities to become more financially self-reliant.

SDHC Achievement Academy programs and workshops offer participants access to expertise from a variety of local businesses and nonprofit organizations.

Local employers collaborate with the SDHC Achievement Academy to connect participants with job opportunities.

In addition, HUD, United Way of San Diego County and Local Initiatives Support Corporation (LISC) provide crucial funding support to the SDHC Achievement Academy

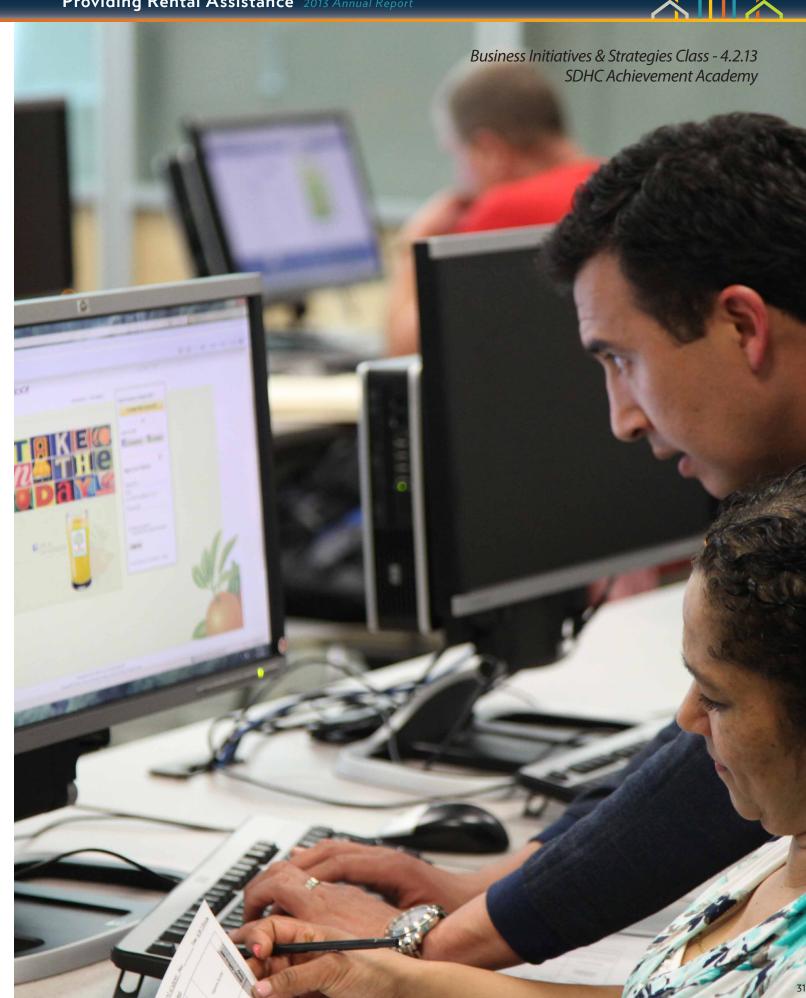
### **Financial Opportunity Center**

Another important SDHC Achievement Academy partnership program offered in collaboration with LISC is the Financial Opportunity Center (FOC).

FOC offers employment services, financial education and benefits screening.

SDHC Achievement Academy staff work with on-site partners that meet with and counsel clients on their individual needs, such as job search assistance, credit counseling and repair, debt reduction and budgeting.

In addition, workshops are offered regularly, covering such topics as résumé writing, interviewing skills and getting back into the workforce.







### **Employment Recruitment Partners**

The SDHC Achievement Academy partners with local employers, social service providers, credit counselors and nonprofit organizations to hold Employment Recruitment Fairs, Employment and Benefits Resource Fairs, workshops and training sessions.

The SDHC Achievement Academy held 37 Employment Recruitment Fairs in 2013.

Participants at the Employment Recruitment Fairs learned about the participating employer, job openings and how to apply.

The SDHC Achievement Academy strongly encourages federal HCV rental assistance participants to attend classes or workshops to help them prepare for the Employment Recruitment Fairs before they attend.

### SDHC Achievement Academy Employment Recruitment Fairs Participating Employers

| AccentCare                                  | Men's Wearhouse                     |
|---|-------------------------------------|
| Ace Parking                                 | Metropolitan Transit System         |
| Advantage OnCall Staffing                   | Neighborhood House Association      |
| Allied Barton Security Services             | Office Team                         |
| Arc of San Diego                            | ResCare HomeCare                    |
| AT&T  | ResCare OJT                         |
| Childcare Careers                           | Ross                                |
| City of San Diego                           | Salvation Army                      |
| County of San Diego                         | San Diego Futures Foundation        |
| Downtown San Diego Partnership Clean & Safe | San Diego Marriott Marquis & Marina |
| Goodwill Industries                         | San Diego Workforce Partnership     |
| Hilton San Diego Bayfront                   | San Ysidro Health Centers           |
| Home Depot (Market Street)                  | Securitas                           |
| Home Instead Senior Care                    | Sedona Staffing                     |
| Labor Ready                                 | SoCal Laborers Apprenticeship       |
| LAZ Parking                                 | Sodexo                              |
| Macy's Downtown                             | State Farm                          |
| Macy's of National City                     | United Parcel Service (UPS)         |
| Manpower                                    | UCSD                                |
| Marriott Gaslamp                            | YMCA                                |



### **SDHC** Achievement Academy Events

At Employment and Benefits Resource Fairs, employment agencies Manpower and San Diego Employment Solutions discuss job openings and what employers are looking for in potential employees.

Social service providers give information about access to benefit services for which participants may be eligible.

Employment and Benefits Resource Fairs provide participants with on-site access to:

- · One-on-one career assessment;
- Résumé workshop;
- · Job skills, education, and employment counseling, including resources for disabled participants;
- · Help with accessing eligible benefits, including TANF, CalWorks, Medi-Cal, CalFresh, and Social Security; and
- · Community resource referrals.

The SDHC Achievement Academy conducted nine Employment and Benefits Resource Fairs in 2013.

The SDHC Achievement Academy works closely with 38 partners and in 2013 held a total of 343 events:

- 56 SDHC Achievement Academy Orientations
- **37** Employment Recruitment Fairs
- **Employment and Benefits Resource Fairs**
- 14 Eight-hour Work Readiness Boot Camps
- Four-day Computer Training & Assessment
- Five-day Hospitality Training
- **152** Work Readiness Workshops
- Financial Education Workshops
- **21** Small Business Workshops
- Homeownership Workshops
- 5 Life Skills Workshops
- **Computer Literacy Workshops**

**343 TOTAL EVENTS** 





### SDHC Achievement Academy Programs and Workshops

#### Programs

Family Self-Sufficiency
- SDHC Achievement Academy Core Program

Sherwin-Williams Home Work Painter Training
- Partners: Sherwin-Williams; HUD; and Job Corps

**Business Initiatives and Strategies** 

**Benefits Eligibility Screening** 

Dress for Success

Volunteer Income Tax Assistance
- Partners: United Way and Thrive San Diego

- Partner: Landeros and Associates - Partner: Dress for Success

ork Boadinoss

### Workshops – Financial Skills and Work Readiness

| Budgeting  |
|--|
| - Partners: Citibank; Money Management International; Nova Debt; |
| Springboard: and US Bank   |

### - Partner: Metro Career Center Computer Classes

**Career Assessment Tools** 

- Partner: San Diego Futures Foundation

### Checking and Savings

- Partner: Thrive San Diego

- Partners: Money Management International; Nova Debt; and US Bank

### Cover Letters

- Partners: Manpower and Metro Career Center

### Consumer Credit Counseling

- Partner: Springboard

### - Partner: Metro Career Center

**Health Care Career Options** 

How to Build a Résumé

- Partners: Citibank; Money Management International; Nova Debt; and Sprinaboard

- Partners: Manpower and Metro Career Center

### Homebuyer Education

**Credit and Debt** 

- Partner: Community HousingWorks

### How to Find Hidden Jobs - Partner: Metro Career Center

### **Homeownership Orientation**

- Partner: Housing Opportunities Collaborative

### Business Financing - Partner: ACCION San Diego

### Taxes and Earned Income Tax Credit Job Search Assistance

- Partners: Citibank; Home Start; and US Bank

### - Partners: Manpower and Metro Career Center

Tenant Rights and Responsibilities Job Training Orientation

### - Partner: Housing Opportunities Collaborative

### Academic and Employment (Employment Under 18, College Applications, Reading Club) Outreach Worker Job Opportunities Session - Partners: The Harris Group, a subcontractor of SDG&E

- Partners: Metro Career Center and Manpower

#### - Partners: The Harris Group, a subcontractor of SDG&E, and Local Initiatives Support Corporation (LISC) San Diego

- Partner: Comprehensive Training Systems

AT&T Job Opportunities Session
- Partner: AT&T
- Partner: Metro Career Center

Overcome Barriers to Full-Time Employment
- Partner: Metro Career Center

### **Building Interview Skills**

- Partners: Manpower; Metro Career Center; United Way of San Diego

### Skills and Accomplishments - Partners: Metro Career Center and Manpower

- Partners: Metro Career Center and Manpowei

### Using Social Media for Job Searches - Partner: Microsoft Store

- Partner: Microsoft Store

# Job Skills (Conflict Resolution, Problem Solving, Customer Service, Accountability) - Partner: Metro Career Center

# SDHC Achievement Academy Funding Partners Organization U.S. Department of Housing and Urban Development (HUD) 2012 Housing Choice Voucher Family Self-Sufficiency Coordinator Grant United Way of San Diego County Bright Futures Adult Grant Local Initiatives Support Corporation (LISC) Financial Opportunity Center Grant



### Mobile Inspections

SDHC is required to ensure that all housing units occupied by federal HCV rental assistance participants meet "Housing Quality Standards" (HQS) set by HUD.

SDHC inspectors are beginning to use new software that allows them to conduct inspections on iPad tablets with a mobile inspections app.

They will record required repairs, take and upload photos, and will instantly send inspection results to the online Landlord Portal, which will be available later this year.



### Landlords

Providing affordable housing for low-income San Diegans who receive federal HCV rental assistance depends on the participation of private property owners and managers.

In the City of San Diego, approximately 5,693 property owners and managers accept tenants with HCV rental assistance.

SDHC paid \$147,889,136 to participating landlords in 2013.

In addition, participating landlords benefit from reliable, convenient rental assistance payments from SDHC through direct deposit.

Meanwhile, participating landlords are encouraged to prescreen and select tenants that meet their rental criteria.

They may also advertise their rental units for free at <a href="www.GoSection8.com">www.GoSection8.com</a>

Based on responses to SDHC's survey of 176 participating landlords, SDHC developed a Landlord Portal to provide landlords with access to real-time information about their housing units and tenants.

SDHC's Landlord Portal, which will launch this year on SDHC's website, will allow landlords to review online:

- Contact and Profile Information;
- Ledger Balance;
- Any pending payment and abatement holds;
- Caseworker Assignment;
- Unit Inspection Information;
- Unit Information;
- Attachments (forms, correspondence, etc., uploaded by SDHC staff for specific landlords); and
- Online Forms (change of address, etc.).



Welcome to Vendor/Landlord Portal



| Jsername* |                  |
|-----------|------------------|
| Password* |                  |
|           | Login            |
|           | Forgot password? |
|           | Forgot username? |
|           | *Required field  |



### **Choice Communities**

Low-income families in the City have been able to move to areas with better transportation, schools and employment opportunities because of SDHC's Choice Communities program.

This MTW program helps federal HCV rental assistance participants move to low-poverty neighborhoods in the City.

Since SDHC's Choice Communities program began on January 1, 2010, 217 low-income families have moved into a Choice Community, including 45 in 2013.

SDHC's Choice Communities program allows participating families to increase the percentage of monthly adjusted income they pay toward rent from 40 percent to 50 percent so they can move to these communities of enhanced opportunities.

In addition, SDHC's Choice Communities program:

- · Allows a higher monthly rent subsidy, or "payment standard";
- Provides no-interest loans of up to \$1,450 for security deposits, to be paid to the property owner, with low monthly repayments; and
- Provides additional resources, information and guidance to families interested in moving to one of the specified lowpoverty Choice Communities.

SDHC's security deposit assistance loans, totaling \$54,350 in 2013, helped 41 federal HCV rental assistance families move.

| HCV Households in Choice Communities   |                      |
|--|----------------------|
| Choice Community ZIP Code  | Number of Households |
| 92037 – La Jolla   | 9                    |
| 92106 – Point Loma   | 34                   |
| 92119 – San Carlos   | 184                  |
| 92120 – Grantville   | 135                  |
| 92124 – Tierrasanta  | 42                   |
| 92127 – Rancho Bernardo West   | 124                  |
| 92128 – Rancho Bernardo East   | 79                   |
| 92130 – Del Mar Heights  | 101                  |
| 92131 – Scripps Miramar Ranch  | 33                   |
| This chart reflects Choice Communities program participants and all other households in those communities that also receive HCV federal rental assistance from SDHC. |                      |

| HCV Households in Choice Communities |                      |  |
|--------------------------------------|----------------------|--|
| Choice Community ZIP Code            | Number of Households |  |
| 92037 – La Jolla                     | 9                    |  |
| 92106 – Point Loma                   | 34                   |  |
| 92119 – San Carlos                   | 184                  |  |
| 92120 – Grantville                   | 135                  |  |
| 92124 – Tierrasanta                  | 42                   |  |
| 92127 – Rancho Bernardo West         | 124                  |  |
| 92128 – Rancho Bernardo East         | 79                   |  |
| 92130 – Del Mar Heights              | 101                  |  |
| 92131 – Scripps Miramar Ranch        | 33                   |  |

### Encinitas Cardiff-By-The-Sev (87) Beach Del Mar Torrey Pines State Park (67) County Park 92145 Lakeside 92122 Santee Winter 125 Gardens 92117 92037 Bostonia 91942 92020 92105 91978 92118 91950 91914 SDHC HCV Communities 91910

9191

### Compliance Monitoring

SDHC's Compliance Monitoring Department in the Rental Assistance Division monitors affordable housing developments in the City to ensure that they are occupied by qualified low- to moderate-income tenants.

The Compliance Monitoring Unit monitors 282 properties with 17,001 affordable housing units citywide.

Affordability restrictions from federal, state and local programs are monitored: HOME Investment Partnerships Program, San Diego Housing Trust Fund, Tax-Exempt Multifamily Housing Revenue Bonds, Density Bonus and Inclusionary Housing.



**View Document** Compliance Monitoring 5.12.14





### **Graduation Incentive**

All adults in households that receive federal HCV rental assistance from SDHC are eligible to receive a \$500 monetary award from SDHC if they complete higher education.

An MTW initiative implemented on July 1, 2012, SDHC's Graduation Incentive Program allows each adult HCV rental assistance family member to receive the monetary award once.

In 2013, two people received the monetary award.

To be eligible for the monetary award, adult HCV rental assistance family members must meet one of the following educational requirements:

- · Obtain a bachelor's degree;
- Complete two years or more acceptable toward a bachelor's degree;
- Complete one year or more that prepares students for gainful employment;
- Receive a certificate of graduation from secondary school or the equivalent of such a certificate; or
- Complete a program for students who are 18 or older and no longer are required to attend school.

### Participant Advisory Committee

SDHC created a Participant Advisory Committee to incorporate the views of federal HCV rental assistance participants and public housing residents when new program changes and initiatives are considered.

For example, SDHC's Section 3 Unit in March 2013 asked the Participant Advisory Committee for recommendations on the most effective ways to reach out to federal HCV rental assistance participants and public housing residents.

Under Section 3 of the HUD Act of 1968, federal funding invested in housing and community development shall provide contracts, employment, training, and other economic opportunities to low- and very low-income people in the local jurisdiction.

The Participant Advisory Committee recommended newsletters, flyers placed in libraries and other public venues, and individual mailings as effective outreach methods.

The Participant Advisory Committee has met quarterly since October 12, 2011, with an SDHC staff member facilitating the meetings.

Seven people make up the Participant Advisory Committee.

Each member serves for 12 months, with the option to extend their term.



### 'What Home Means to Me' Poster & Essay Contest



'What Home Means to Me' Poster & Essay Contest News Conference Highlights – 10.8.13

Video - 4:40

SDHC's "What Home Means to Me" poster & essay contest encouraged children living in SDHC-owned affordable housing developments or whose families receive federal HCV rental assistance from SDHC to share their thoughts about what having their own home means to them.

SDHC held its poster and essay contest in recognition of October as "Housing America Month."

City Council President Todd Gloria, serving as Interim Mayor at the time, City Councilmember Lorie Zapf and SDHC Commissioner Ben Moraga, who is also San Diego State University (SDSU) Senior Director of Corporate, Foundation and Community Relations, joined SDHC President & CEO Richard C. Gentry for a news conference on October 8, 2013, at City Hall to announce the contest winners and present prizes to all of the contest participants.

SDSU Aztec cheerleaders attended the news conference to cheer on the children and present Aztec T-shirts to them.

SDSU donated 61 tickets for the entire families of the children who participated in the poster and essay contest to attend the Aztecs' November 2, 2013, football game against New Mexico State University.

Taco Bell also donated 61 coupons for a free Taco Bell Combo Meal for each of the children and their families to enjoy on their way to the football game.

In addition, the three contest winners each received a \$25 gift card.



View News Release "What Home Means to Me" 10.8.13



City Council Recognition, 'What Home Means to Me' Poster & Essay Contest – 10.8.13

Before the news conference, the San Diego City Council presented SDHC CEO Gentry with a proclamation declaring October 2013, to be "Housing America Month" in the City. Contest participants and their families were also recognized.

66 ...it is vitally important for every community in the nation to 99 preserve and create affordable housing for our families.

-Lorie Zapf San Diego City Councilmember

Contest participants represented approximately 1,300 children, younger than 18, who live with their families in affordable apartments at 153 properties owned by SDHC.

View artwork from all participants at **SDHC.org** 







First Place Winner K - 5th Grade



Kayla 8 years old

"Home is a place where my family and I get to spend time with each other."

~ Kayla







First Place Winner 6th - 8th Grade

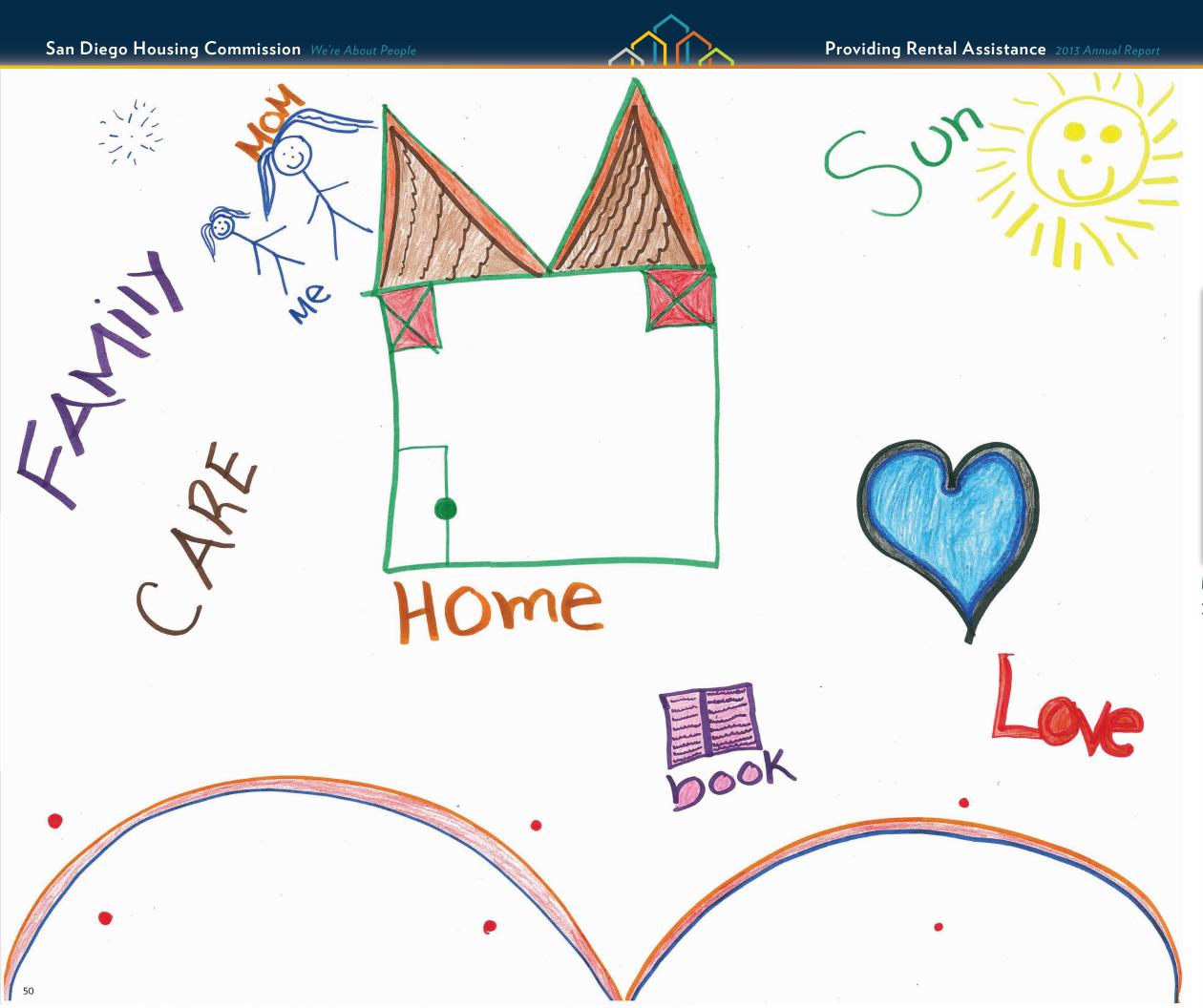


Ashley 12 years old

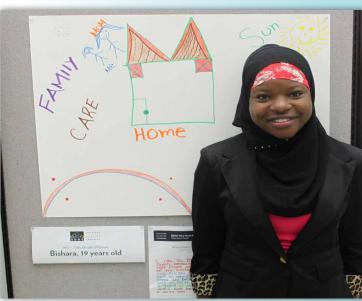
"There's a lot of love in there. The house is warm because whenever we need a shoulder to cry on, we will always be there for you."

~ Ashley





First Place Winner 9th - 12th Grade



Bishara 19 years old

- "I can help my only family."
- ~ Bishara



### **Addressing Homelessness**

More than \$21 million in federal and local funds have been directed, invested or committed by the San Diego Housing Commission (SDHC) to address homelessness in the City of San Diego (City) in Fiscal Year 2013 (July 1, 2012 – June 30, 2013).

With these funds, SDHC and its partners create and preserve housing opportunities for homeless men, women and families—from permanent supportive housing to beds in transitional housing programs.

Homeless San Diegans include military Veterans, survivors of domestic violence, individuals who need mental health services or help overcoming substance abuse, people who were unable to remain in their homes after they lost their jobs, or chronically homeless individuals.

To achieve the greatest possible impact on homelessness in the City now and in the years to come, SDHC is developing a strategic plan discussed later in this report.

One of the key elements of developing effective strategies to address homelessness and its impact on the community is to obtain data about homelessness. Each year the Point-in-Time Count gathers such data.

### **Homeless Point-in-Time Count**

In the early morning hours of January 24, 2104, hundreds of volunteers captured the stories behind the faces of homelessness in the City.

One man yearned for a daily shower. But it's not possible. He works every day from 5:30 a.m. to early evening to earn money through recycling to feed himself.

He was one of the 2,468 homeless individuals living without shelter—on San Diego streets, in canyons, beaches, riverbeds, parks or in vehicles.

He told his story to SDHC Vice Chair Roberta Spoon and Commissioner Ben Moraga. They were among the volunteers who participated in the Point-in-Time Count in Downtown San Diego, along with SDHC President & CEO Richard C. Gentry.

Also participating in the Point-in-Time Count were then-Interim Mayor Todd Gloria, San Diego City Councilmember David Alvarez, County of San Diego Supervisor Greg Cox and California State Assemblymember Toni Atkins, now the Assembly Speaker.



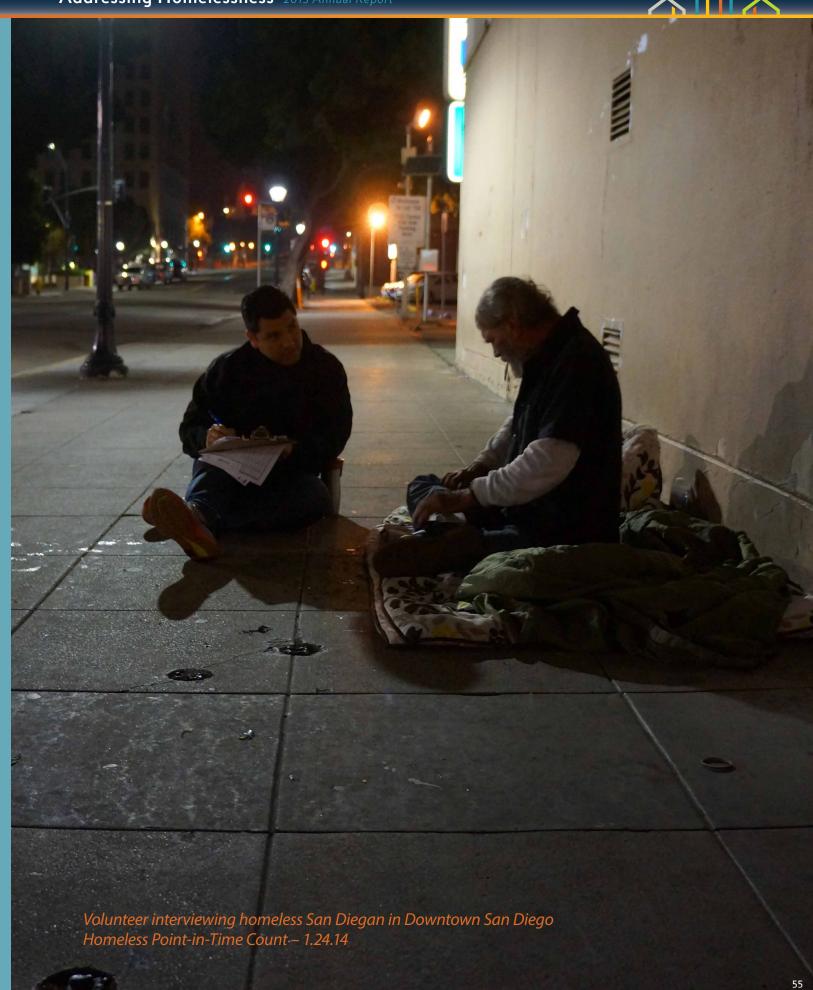
Homeless San Diegan, Point-in-Time Count – 1.24.14



SDHC Vice Chair Roberta Spoon (left) and Commissioner Ben Moraga (right) during the Homeless Point-in-Time Count



Then-Interim Mayor Todd Gloria (far left) participating in the Homeless Point-in-Time Count in Downtown San Diego







Regional

Homeless Profile

Summary 2013

According to the Regional Task on the Homeless Report, 2014 We All Count Annual Homeless Census, homelessness in the City of San Diego has decreased by 9% since 2011.



2013

2014

2012

California State Assemblymember Toni Atkins, now Assembly Speaker, and then-Interim Mayor Todd Gloria speak to volunteers gathered at Golden Hall in Downtown San Diego. Also pictured is Councilmember David Alvarez (fourth from left).

Homeless Point-in-Time Count – 1.24.14

<sup>\*</sup>Source: Regional Task Force on the Homeless, 2014 We All Count Annual Homeless Census





SDHC Strategic Planning Session

Video - 0:33



### Planning Ahead: SDHC Homelessness Work Group

To have even a greater impact on homelessness in the City, SDHC began a strategic planning process in December 2013 to more clearly define SDHC's role in addressing homelessness.

A report is scheduled to be presented to the SDHC Board of Commissioners on August 1, 2014, at which time, SDHC will announce how it will target its housing resources in the joint effort to end homelessness in "America's Finest City."

With 2,468 homeless individuals living without shelter in the City, SDHC will evaluate its available resources to address homelessness, such as:

- Federal housing vouchers, combined with supportive services;
- SDHC-owned affordable apartment units; and
- Development and preservation of single-room occupancy units.







# Addressing Homelessness 2013 Annual Report



Four years ago, the United States Interagency Council on Homelessness declared that "Stable housing is the foundation upon which people build their lives."

The Housing First model is to provide housing as quickly as possible, with supportive services as needed, according to the National Alliance to End Homelessness.

SDHC is a driving force behind the Housing First model in the City, directing federal housing resources to achieve the goal of ending homelessness.

### **Housing First**

### **Endorsed by City Leadership**

In the City, finding solutions to end homelessness is a priority for newly elected Mayor Kevin Faulconer and City Council President Todd Gloria.

Gloria called it a significant problem that undermines San Diego's status as "America's Finest City."

Mayor Faulconer advocated for implementation of the Housing First model in his "Housing for All" plan.

To develop policies to carry out the plan, he created a Housing and Homeless Subcommittee, on which SDHC President & CEO Gentry serves.

The Mayor's proposed Fiscal Year 2015 Budget also endorses the recommended changes in funding philosophy for homelessness initially introduced by then-Interim Mayor Gloria, a Housing First proponent.

The Mayor's proposed budget redirects \$1.9 million from the City General Fund for homelessness to provide more enhanced services to help homeless San Diegans find permanent housing.

In addition, City Councilmember Marti Emerald is making homelessness a priority of the Public Safety and Livable Neighborhoods Committee, which she chairs.



### **Housing First Tools**

### Sponsor-Based Housing Vouchers

As a Moving to Work (MTW) agency, SDHC on July 1, 2010, became one of the first public housing agencies in the nation to receive approval from HUD to use federal Sponsor-Based Housing Vouchers to provide long-term housing for chronically homeless individuals.

SDHC became a "Housing First" leader in the City, awarding federal Sponsor–Based Housing Vouchers to nonprofit organizations, or "sponsors," that provide supportive services to homeless San Diegans.

These federal Sponsor-Based Housing Vouchers are used to help homeless individuals move into permanent supportive or longer-term housing as quickly as possible, where they can receive physical and mental health services and other assistance to target their specific needs and stabilize their lives.

### **Project-Based Housing Vouchers**

Federal Project-Based Housing Vouchers link rental assistance to specific housing programs, including transitional housing.

SDHC obtained approval from HUD in 2010, to expand the use of federal Project-Based Housing Vouchers to address and prevent homelessness.

### Single-Room Occupancies (SRO)

SDHC administers the City's SRO Ordinance, which is intended to retain SRO units in the City to assist tenants who would be displaced by the demolition, conversion or rehabilitation of SRO units.

Developers who want to demolish or convert SRO units that existed before January 1, 1990, must replace them or pay 50 percent of the replacement cost into the SRO Hotel Replacement Fund.

The City currently has 337 SRO hotels with 13,162 units.

Twenty-two properties with a total of 2,146 SRO units in the City are exempt from the replacement requirements.

### **Housing First Tools**

# Project-Based Housing Vouchers & SRO Hotel Churchill – SDHC Partnership

The historical Hotel Churchill in Downtown San Diego is being renovated to create 72 affordable studios for homeless individuals.

The \$17-million dollar rehabilitation project will set aside 56 units for veterans and 16 units for transitional age youth and formerly incarcerated individuals.

SDHC has awarded 72 federal Project-Based Housing Vouchers, with an estimated annual value of \$716,256, to support the housing at The Churchill.

SDHC and its nonprofit affiliate, Housing Development Partners (HDP), are collaborating to preserve this affordable housing, which will be renamed The Churchill.

The new development will preserve 72 units of affordable housing for individuals earning at or below 50 percent of San Diego's Area Median Income ("AMI"), which is currently \$28,250 a year for one person.

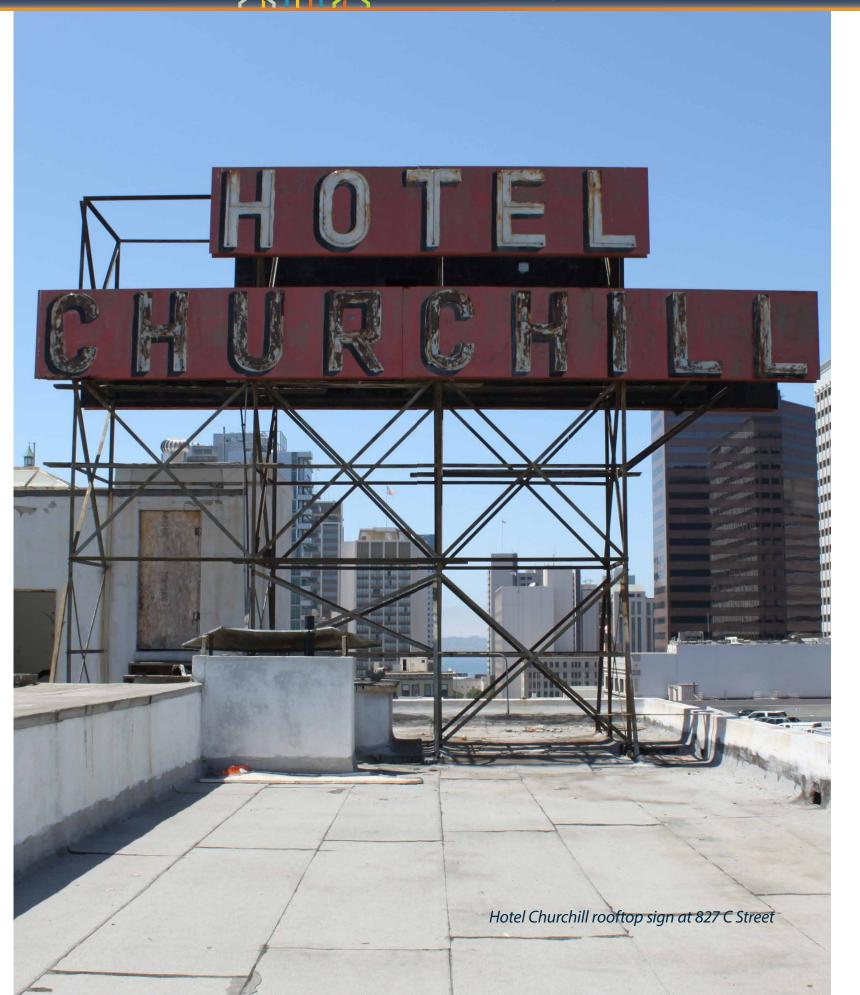
These 72 units will remain affordable for a minimum of 65 years under new restrictions by SDHC and the City's Single Room Occupancy (SRO) Ordinance.

SDHC will ground lease the land to HDP for a 65-year term.

Approximately 20 percent, or 16, of these units are anticipated to be designated as permanent supportive housing, offering services to those residents.

First steps toward renovation began in 2013.

The partnership between SDHC and HDP kept more than \$11.1 million of federal funds in San



Diego for use in preserving this affordable housing:

- More than \$8.2 million from the MTW federal rental assistance program;
- \$2.9 million from the HOME Investment Partnerships Program, a federal block grant designed to create affordable housing for lowincome households; and



View Board Report HCR13-049 – Hotel Churchill Development Plan 5.10.13

• \$900,000 of Housing Trust Funds have been committed to the rehabilitation project.

The rehabilitation includes:

- A bathroom and kitchen in each unit;
- Increases the average size of each unit from 175 to 350 square feet, which meets the Mental Health Services Act program requirements; and
- Incorporate SDHC's Sustainable Development Guidelines and other energy efficient measures in design.

Expected completion is 2016.

Built in 1914, The Churchill is a seven-story, 94-room building at the corner of Ninth Avenue and C Street, in the eastern part of downtown San Diego along the San Diego Trolley line.

SDHC acquired Hotel Churchill and an adjacent lot on August 16, 2011, through a court settlement in a foreclosure proceeding.

The foreclosure proceeding followed litigation in which SDHC sued the previous owner for violation of the City's SRO Ordinance.

A restriction recorded against the Hotel Churchill property requires that 57 units be maintained as SRO units for a minimum of 30 years.





Currently under construction, the development of Celadon at Ninth and Broadway is a publicprivate partnership of SDHC and BRIDGE Housing Corporation.

Celadon will provide 248 affordable apartments, including 88 supportive units for tenants who are homeless or at risk of becoming homeless.

Twenty-five of the 88 units will be specifically targeted for adults and transitional-age youth with mental illness, who will receive on-site supportive services.

SDHC has awarded 88 federal Project-Based Housing Vouchers, with an estimated annual value of \$875,424, to be used for the supportive units.

The 17-story, \$74.3 million building, which had its groundbreaking on February 8, 2013, is scheduled for completion in 2015.

SDHC authorized the issuance of \$21.6 million in Multifamily Housing Revenue Bonds, administered by the state. The San Diego City Council, sitting as the Housing Authority of the City of San Diego, approved the bonds.



### View Board Report

HAR12-043 Final Bond **Authorization for** Ninth & Broadway 11.27.12



### **Housing First Tools**

# Project-Based Housing Vouchers Connections Housing Downtown – SDHC Partnership

**View Board** 

Connections Housing Downtown, the City's first-ever collaborative venture into the Housing First model for addressing homelessness, showed remarkable success in its first year.

After one year of operation, nearly 400 formerly homeless individuals who received help in stabilizing their lives at Connections Housing Downtown had moved into permanent or longerterm housing.

SDHC supports the City-sponsored, public-private collaboration with federal Project-Based Housing Vouchers.

These housing vouchers provide rental assistance for 73 studio apartments and 16 interim specialneeds units, which are critical in helping to provide homeless men and women with a place to live as quickly as possible, the goal of Housing First.

SDHC contracts with People
Assisting the Homeless (PATH)
San Diego to operate a total
of 150 interim housing beds at
Connections Housing Downtown on

Report
HCR12-125 Sponsor Based
Voucher Program
Phase 3 Contracts
12.7.12

behalf of the City. PATH Ventures was co-developer of the project with Affirmed Housing Group.

In addition, up to 50 federal Sponsor-Based Housing Vouchers awarded by SDHC will help formerly homeless individuals who have stabilized their lives and are ready to transition out of Connections Housing Downtown.

They will be assisted finding housing in the community while they continue to receive supportive services from PATH.

The 12-story, year-round homeless facility is part of an innovative approach to ending homelessness that combines housing with an array of support services for men and women who previously lived on the streets of Downtown San Diego.



View Connections Housing Downtown - SDHC Timeline

Connections Housing Downtown helps its residents with substance abuse counseling, employment services and additional services.

A health clinic operated by Family Health Centers of San Diego to serve the public is also located on the first floor of Connections Housing Downtown.

After Connections Housing Downtown opened, homelessness in the surrounding neighborhood dropped approximately 70 percent, according to PATH.

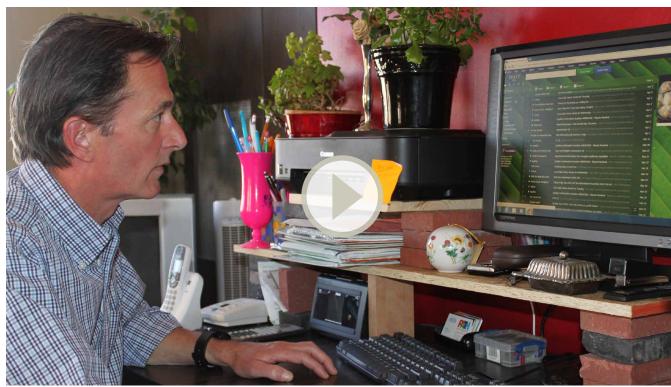
During its first year Connections Housing Downtown also:

- Provided 15,000 service appointments in the PATH Depot Multi-Service Center, where 34 providers offer assistance with job counseling, legal aid, veterans services and more;
- · Helped 123 homeless veterans find jobs; and
- Provided nearly 12,000 medical and mental health visits at the Downtown Family Health Center.

PATH provides reports to SDHC regarding its operation of the interim housing and the outcomes of the federal housing vouchers awarded by SDHC.

SDHC also monitors Connections Housing Downtown to make sure it complies with the affordability requirements of the federal HOME Investment Partnerships Program, which partially funded the construction of the building.

The studios are affordable to residents with incomes up to 40 percent of AMI, currently \$22,100 a year for one person.



*Richard - Connections Housing Downtown* 

Video - 0:57

### Connections Housing Downtown Success Story: Richard

"You're just in survival mode every day," Richard, 52, said in an unmistakable Boston accent.

From 2006 to 2012, Richard made his home in an abandoned building, on the streets of Downtown San Diego in front of the old Central Library on E Street or at the City of San Diego's Single Adult Emergency Winter Shelter.

On April 1, 2013, Richard moved into one of the 73 studio apartments at Connections Housing Downtown, providing him a "home base" where he could rebuild his life.

One of the federal Project-Based Housing Vouchers awarded by SDHC to Connections Housing Downtown helps Richard pay rent.

"The voucher just changed everything for me," said Richard, who filled out his apartment with plants grown from cuttings and furniture purchased from the Salvation Army thrift store. "If I didn't have a home base, none of this would have happened."

He received assistance at the PATH Depot Multi-Service Center to apply for Social Security disability benefits, but hopes any assistance will be only temporary until he finds work.

"I still have some good years in me," said Richard, who worked as a salesperson for a New England-based hearing aid products company before a mental health condition led him to make a snap decision to move to San Diego in 2006 without a job or place to live.

And the ultimate measure of success for Richard will be to leave Connections Housing Downtown behind.

"I like my apartment," he said, "but I'd like to give it to someone else to give them the opportunity, too."

69



### Housing First Tools – Project-Based Housing Vouchers & SRO

Alpha Square – SDHC Partnership

Corner of Market Street and 14th Avenue

**Developer:** Chelsea Investment Corporation and Alpha Project for the Homeless

The development of Alpha Square will provide 201 affordable apartments for low-income and very low-income individuals and homeless San Diegans, replacing Hotel Metro, which is located in two buildings at 434 13th Street and 435 13th Street.

- Federal Vouchers: 76 Project-Based Housing Vouchers (Estimated Annual Value: \$756,048), awarded by SDHC
- SDHC authorized the issuance of \$6.29 million in Multifamily Housing Revenue Bonds, administered by the state. The San Diego City Council, sitting as the Housing Authority of the City of San Diego, approved the bonds.
- Partnership: SDHC, Civic San Diego, City of San Diego, Chelsea Investment Corporation and Alpha Project for the Homeless
- Affordable to residents with incomes up to 50 percent of AMI, currently \$27,650 a year for one person
- Remains affordable: 55 years



# Housing First Tools – Project-Based Housing Vouchers & SRO Hotel Sandford – SDHC Partnership

Built in 1914 for tourists in anticipation of the 1915 Panama-California Exposition, the renovated Hotel Sandford, owned by SDHC, is preserving 129 SRO units with bathrooms for low-income seniors.

- Federal Vouchers: 39 Project-Based Housing Vouchers (Estimated Annual Value: \$387,972), provided by SDHC
- SDHC investment: \$5.85 million
- Partnership: Centre City Development Corporation (now Civic San Diego) rehab loan
- Affordable to residents with incomes up to 60 percent of AMI, currently \$33,180 a year for one person
- Remains affordable: 99 years



### Housing First Tools - Project-Based Housing Vouchers

### Atmosphere - SDHC Partnership

Beech Avenue between Fourth Avenue and Fifth Avenue

**Developer:** Wakeland Housing and Development Corporation

Atmosphere will provide 202 affordable housing apartments in downtown San Diego for extremely low-, very low- and low-income households, including homeless adults.

- Federal Vouchers: 51 Project-Based Housing Vouchers (Estimated Annual Value: \$507,348), awarded by SDHC
- Proposed SDHC investment: \$3 million
- SDHC staff is recommending the issuance of up to \$28.75 million in Multifamily Housing Revenue Bonds, administered by the state.
- Partnership: SDHC, Civic San Diego, City of San Diego and Wakeland Housing and Development Corporation
- Affordable to residents with incomes up to 60 percent of AMI, currently \$33,180 a year for one person
- Remains affordable: 55 years



### Housing First Tools – Project-Based Housing Vouchers & SRO The Mason – SDHC Partnership

Transformed from a 100-year-old SRO hotel into modern studios, The Mason is home to 16 adults who were homeless or were at risk of homelessness and who need mental health services.

- Federal Vouchers: 16 Project-Based Housing Vouchers (Estimated Annual Value: \$159,168), provided by SDHC
- SDHC investment \$1.69 million
- Partnership: SDHC and HDP
- Affordable to residents with incomes up to 50 percent of AMI, currently \$27,650 a year for one person
- Remains affordable: 55 years

70 71





Parker-Kier Apartments

# Housing First – Project-Based & Sponsor-Based Housing Vouchers Parker-Kier Apartments – SDHC Partnership

The renovation of Parker-Kier Apartments by SDHC provides 33 affordable apartments for individuals at risk of homelessness who need mental health services and seniors and a manager's unit.

- Federal Vouchers: 22 Project-Based Housing Vouchers and 11 Sponsor-Based Housing Vouchers; 33 Total Vouchers (Estimated Annual Value: \$343,200), awarded by SDHC
- SDHC investment: \$3.97 million
- Partnership: SDHC and HDP
- Affordable to residents with incomes up to 50 percent of AMI, currently \$27,650 a year for one person
- Remains affordable: 9 years; 24 units affordable for 14 years

A rehabilitated apartment building in Uptown was revived as affordable housing with supportive services for very low-income seniors and people at risk of homelessness under a lease between SDHC and HDP.

Eleven apartments are designated for very low-income seniors (55 and up) who receive social and medical services from St. Paul's Program of All-Inclusive Care for the Elderly (PACE).

Another 22 apartments are for residents between the ages of 25 and 59 who participate in one of two state Mental Health Services Act programs, administered by the County of San Diego. These supportive programs are operated by Community Research Foundation and Mental Health Systems, Inc.

In 2013, SDHC contracted with HDP for 10 years to operate Parker-Kier as permanent supportive housing.



View Board Report HAR13-019 -Parker-Kier Ground Lease and Operation Agreement 6.25.13

The rehabilitation of Parker-Kier, including an elevator, solar-powered equipment for electricity and hot water and upgraded lighting, plumbing and appliances, was completed by SDHC in 2012.

| 2013 Project-Based Hous  | sing Vouch                         | er and Con                | nmitmer           | nts                      |
|--|------------------------------------|---------------------------|-------------------|--------------------------|
| PROGRAM & DESCRIPTION  | NUMBER OF<br>VOUCHERS<br>COMMITTED | ESTIMATED<br>ANNUAL VALUE | FUNDING<br>SOURCE | DATE VOUCHERS<br>AWARDED |
| Becky's House – YWCA: Transitional living program for victims of domestic violence and their families  | 2                                  | \$19,896                  | HUD               | February 1, 2002         |
| Take Wing – San Diego Youth Services: Transitional living to break<br>the cycle of homelessness for youth between the ages of 16 and 24  | 8                                  | \$79,584                  | HUD               | July 1, 2002             |
| Leah's Residence – Catholic Charities: Permanent housing dedicated to people who are homeless and have at least one household member with a special need   | 14                                 | \$139,272                 | HUD               | July 1, 2005             |
| Townspeople – 34th Street LLC: Homeless adults with HIV/AIDS   | 9                                  | \$89,532                  | HUD               | September 1, 2009        |
| Stepping Stone of San Diego: Homeless adults with alcohol and substance abuse disorders  | 6                                  | \$59,688                  | HUD               | January 1, 2010          |
| Hotel Sandford: SDHC-owned affordable housing for seniors  | 39                                 | \$387,972                 | HUD               | November 1, 2010         |
| People Assisting the Homeless (PATH) – Connections Housing<br>Downtown: City-sponsored, one-stop housing and service center<br>for homeless San Diegans  | 73                                 | \$726,204                 | HUD               | January 31, 2013         |
| Parker-Kier Apartments: SDHC-owned affordable housing for homeless San Diegans, which is combined with supportive services   | 22                                 | \$218,856                 | HUD               | November 1, 2013         |
| The Mason: Affordable housing co-developed by SDHC and its nonprofit affiliate Housing Development Partners for people who are homeless or at risk of homelessness                                     | 16                                 | \$159,168                 | HUD               | May 14, 2014             |
| Celadon at 9th and Broadway – BRIDGE Housing (Under<br>Construction): Supportive housing units for people who are<br>homeless or at risk of homelessness   | 88*                                | \$875,424                 | HUD               | Pending Construction     |
| Atmosphere - Wakeland Housing and Development Corporation<br>(Construction Pending): Permanent housing for homeless adults   | 51*                                | \$507,348                 | HUD               | Pending Construction     |
| Alpha Square - Chelsea Investment Corporation (Under<br>Construction): Permanent housing for homeless adults   | 76*                                | \$756,048                 | HUD               | Pending Construction     |
| Hotel Churchill – SDHC and Housing Development Partners<br>(Construction Pending): Affordable studios for homeless or low-income<br>military veterans and individuals who need mental health services. | 72*                                | \$716,256                 | HUD               | Pending Construction     |
| Total  | 476                                | \$4,735,248               | HUD               |                          |

\*Committed Vouchers



#### **Housing First Tools**

#### **Sponsor-Based Housing Vouchers** Campaign to End Homelessness in Downtown San Diego - SDHC Partnership

SDHC awards federal housing vouchers on behalf of HUD to achieve the goals of the Campaign to End Homelessness in Downtown San Diego (Campaign).

The Campaign is chaired by the Downtown San Diego Partnership (Downtown Partnership), which is led by President & CEO Kris Michell.

Frank Urtasun serves as the First Vice Chairman of the Downtown Partnership's Board of Directors. He is the Regional Vice President of External Relations for San Diego Gas & Electric and is an SDHC Commissioner.

Coordinated by Jennifer LeSar, President of LeSar Development Consultants, the Campaign began in September 2010.

During the Campaign's first phase, 240 volunteers counted 1,040 homeless people living on the streets of Downtown San Diego.

The goal was to identify the most vulnerable individuals, then provide them with housing, medical care and social services. Community partnerships would be essential to this effort.

SDHC awarded 50 federal Sponsor-Based Housing Vouchers, while the County of San Diego funded mental health care services.

In addition SDHC directed 75 federal vouchers from the HUD-Veterans Affairs Supportive Housing (VASH) program to provide housing for veterans.

On October 17, 2011, in recognition of the Campaign and the progress that had been made, an additional 75 federal Sponsor–Based Housing Vouchers were awarded by SDHC for the second phase of the Campaign, which was launched in November 2012, bringing the total to 125 Sponsor-Based Housing Vouchers and 75 HUD-VASH Vouchers.

#### **Housing First Tools**

#### **Sponsor-Based Housing Vouchers** "Home Again, Project 25" - SDHC Partnership

"Home Again, Project 25" (Project 25) was another early example of how federal Sponsor-Based Housing Vouchers could be used to advance the Housing First model.

In 2013, Project 25 continued to assist up to 25 chronically homeless individuals at a time, including 10 receiving supportive services for severe and persistent mental illness.

During Fiscal Year 2013 (July 1, 2012 – June 30, 2013), 24 homeless individuals had housing through federal Sponsor-Based Housing Vouchers SDHC awarded to support Project 25:

- · 23 retained their housing for six months or more;
- 18 retained their housing for 12 months or more; and
- 15 obtained or maintained income to support their housing.

Launched on January 12, 2011, Project 25 is a threeyear pilot program, combining outreach, life skills coaching, medical services and a place to call home.

Three years later, it has made a profound difference for people in helping them successfully rebuild their lives, and has saved public resources.

Project 25 places chronically homeless individuals who are among the most frequent users of emergency rooms, hospitals and jails into long-term housing combined with supportive services.

St. Vincent de Paul Village manages the program for the United Way of San Diego County, which approached SDHC in December 2010 for vouchers to provide the housing.

and other drains on public resources.

Project 25 achieved steep reductions in emergency room visits, ambulance transports, arrests, jail days

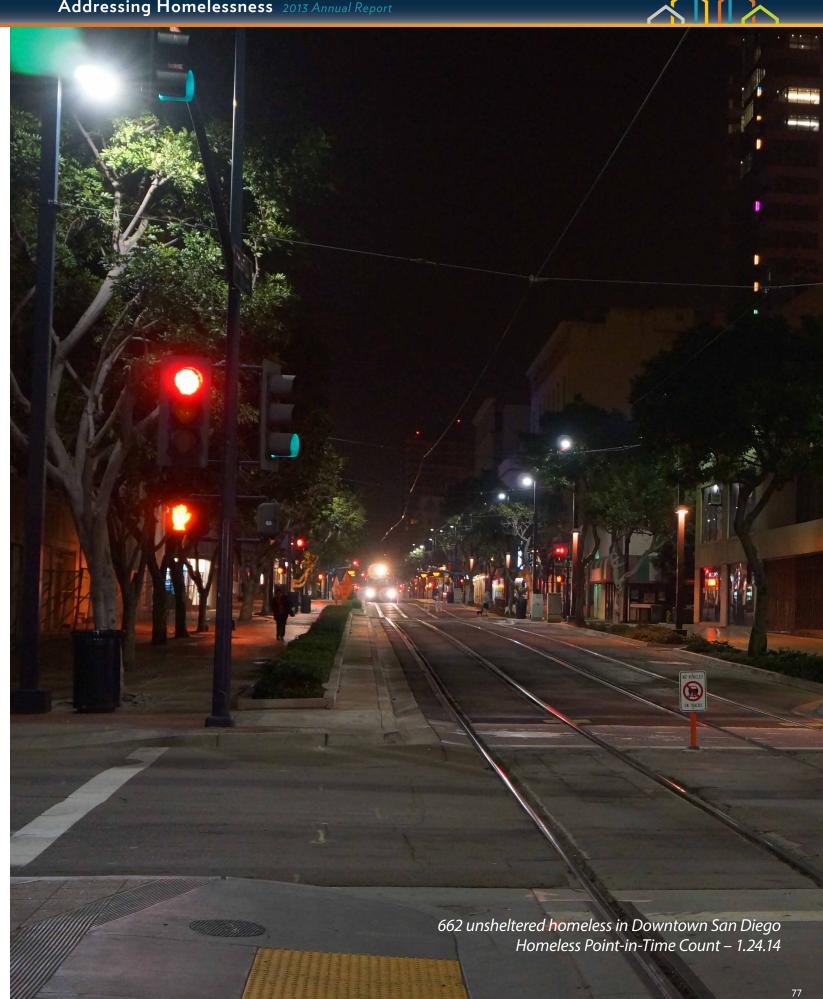
California State Assemblymember Brian Maienschein served as the United Way's commissioner of San Diego County's Plan to End Chronic Homelessness when Project 25 began.

View Board Report HCR12-121 -Sponsor Based **Voucher Program Phase 1 Contracts** 12.7.12

| $\wedge$ |  |
|----------|--|

| 2013 Sponsor-Based Housing Voucher and Commitments  |                           |                        |  |
|---|---------------------------|------------------------|--|
| PROGRAM & DESCRIPTION   | TOTAL VOUCHERS<br>AWARDED | ESTIMATED ANNUAL VALUE |  |
| Campaign to End Homelessness in Downtown San Diego (Community Research Foundation): Case management and supportive services for homeless individuals identified during a special campaign program conducted September 19-23, 2010.  | 25                        | \$282,600              |  |
| Campaign to End Homelessness in Downtown San Diego (Community Research Foundation): Case management and supportive services for homeless individuals identified during a special campaign program conducted November 13-15, 2012.   | 35                        | \$395,640              |  |
| Campaign to End Homelessness in Downtown San Diego (Mental Health Systems): Case management and supportive services for homeless individuals identified during a special campaign program conducted September 19-23, 2010.  | 25                        | \$282,600              |  |
| Campaign to End Homelessness in Downtown San Diego (Mental Health Systems): Case management and supportive services for homeless individuals identified during a special campaign program conducted November 13-15, 2012.   | 40                        | \$452,160              |  |
| <b>Connections Housing Downtown</b> : Help homeless individuals who have stabilized their lives and are ready to transition out of Connections Housing Downtown find housing in the community while they continue to receive supportive services from People Assisting the Homeless (PATH).           | 50*                       | \$565,200              |  |
| <b>Mental Health Systems</b> : Supportive services and permanent housing for homeless individuals   | 29*                       | \$327,816              |  |
| <b>St. Vincent de Paul Village</b> : Supportive services and permanent housing for homeless individuals   | 29*                       | \$327,816              |  |
| <b>Home Again – Project 25</b> : United Way of San Diego County program operated by St. Vincent de Paul Village to provide permanent housing linked to supportive services for at least 25 chronically homeless people who are among the most frequent users of emergency rooms, hospitals and jails. | 25                        | \$282,600              |  |
| <b>Community Research Foundation</b> : Primarily serving homeless individuals with serious mental illness and chronic problems with alcohol or drugs.   | 89                        | \$1,006,056            |  |
| <b>Parker-Kier</b> : Housing Development Partners: Serving adults with mental health issues.  | 11                        | \$124,344              |  |
| Total   | 358                       | \$4,046,832            |  |

<sup>\*</sup>Committed Vouchers



### **Housing First Tools**

Federal Housing Vouchers for Veterans Veteran Affairs Supportive Housing (VASH) Vouchers - SDHC Partnership

In 2013, SDHC received an additional 185 federal housing vouchers to provide rental assistance to homeless veterans.

HUD allocates these vouchers through its Veterans Affairs Supportive Housing (VASH) program.

The VASH voucher program was created in federal legislation passed on December 26, 2007, to help homeless veterans rebuild their lives. HUD has allocated VASH vouchers every year since 2008.

SDHC partners with the San Diego Health Care System of the U.S. Department of Veterans Affairs (VA) to provide VASH vouchers. The VA provides clinical health and case management services to VASH voucher recipients.

The local VA identifies veterans who qualify for VASH vouchers. SDHC confirms their eligibility and enrolls them in the VASH voucher program.

**View News** Release 185 federal for homeless veterans 5.23.13

SDHC has received 620 VASH vouchers since the program began. The estimated total annual value of these vouchers is \$5,301,475.



#### Planning Ahead: 25 Cities Initiative

SDHC is participating in the national 25 Cities Initiative, launched on March 27-28, 2014, in Washington, D.C., to help communities work together to end Veteran and chronic homelessness by 2015.

Participating cities were chosen because of the impact they are likely to have on the national goal of ending Veteran and chronic homelessness.

The 25 Cities Initiative will work with participating communities to:

- Build or strengthen a Coordinated Entry System to identify, assess and match homeless Veterans and chronically homeless individuals with the most appropriate housing support;
- Integrate data systems to coordinate the community's efforts to address homelessness; and
- Integrate the work of the VA with overall community efforts to end Veteran and chronic homelessness.

The VA is the primary sponsor of the national 25 Cities Initiative.

Participating cities will also set 100-day goals to stimulate innovation and increase collaboration.

San Diego organizations that are participating with SDHC include: the Regional Continuum of Care Council, the County of San Diego Department of Housing and Community Development, the County of San Diego Health and Human Services Agency, United Way of San Diego County, the 100,000 Homes Campaign, Funders Together to End Homelessness, the Regional Task Force on the Homeless, and the VA San Diego Healthcare System.



housing vouchers

#### **Housing First Tools**

#### Federal Emergency Solutions Grants San Diego Rapid Re-Housing Program - SDHC Partnership

SDHC's San Diego Rapid Re-Housing Program helps homeless individuals and families in the City find and retain permanent housing as quickly as possible.

With federal Emergency Solutions Grant funding from HUD, SDHC contracts with five local nonprofit organizations to provide rapid re-housing services through July 31, 2014, such as:

- · Security deposits;
- Short-term (0-3 months) and medium-term (4-12 months) rental assistance; and
- · Case management (housing search assistance, credit repair, budget planning, etc.).

Homeless veterans, people living on the streets or in emergency shelters, and those who are ready to move out of transitional housing into permanent housing are the focus of SDHC's San Diego Rapid Re-Housing Program.

On September 13, 2013, SDHC's Board of Commissioners approved the first contract for SDHC's San Diego Rapid Re-Housing Program a \$150,000 contract with Alpha Project.

Additional nonprofit organizations that subsequently have contracted with SDHC and their contract amounts are:

- VVSD \$95,000;
- PATH \$92,280;
- Interfaith Shelter Network \$97,648; and
- St. Vincent de Paul Village \$45,000.

SDHC's Board of Commissioners on May 9, 2014, also approved additional funding for Alpha Project (\$95,000).

SDHC's Rapid Re-Housing Program is similar to the three-year federal Homelessness Prevention and Rapid Re-Housing Program (HPRP) that ended in 2012.

From 2009 through 2012, SDHC administered \$5,753,396 in HPRP funding for the City, assisting 2,156 people—763 individuals and 549

families who were either in danger of becoming homeless or were actually homeless.



View Board Report HCR13-059 - Award of Contract for San Diego Rapid **Re-Housing** Program 9.13.13

Point-in-Time Count – 1.24.1





Temporary housing to help homeless San Diegans transition into more permanent housing is also a valuable piece of the effort to end homelessness in the City.

## **Housing Trust Fund**

The City's Housing Trust Fund (HTF), administered by SDHC, supports 14 transitional housing programs, which are operated by non-profit organizations.

HTF revenues include Housing Impact Fees (also known as Linkage Fees) that commercial developers pay to the City.

SDHC directed \$979,731 toward these transitional housing programs, approved by the San Diego City Council.

These programs provide temporary housing and services for more than 400 households who need support to get back on their feet, helping individuals find employment and affordable housi

Most of the programs allow participants to reside up to two years as they become more financially self-reliant.

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View Board Report HCR14-021 -Proposed Fiscal Year 2015 Affordable Housing Fund Annual Plan 4.11.14

|                     | Housing Fund<br>Annual Plan 4.11.14 |
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| ployment and afford | dable housing.                      |

| Fiscal Year 2013 Transitional Housing Programs<br>(July 1, 2012, - June 30, 2013) |                            |                    |              |  |  |
|---|----------------------------|--------------------|--------------|--|--|
| PROGRAM   | DESCRIPTION                | DESCRIPTION AMOUNT |              |  |  |
| Episcopal Community Services<br>Downtown Safe Haven                               | Mentally III               | \$19,077           | HTF          |  |  |
| Episcopal Community Services<br>Downtown Safe Haven                               | Mentally III               | \$22,966           | HTF          |  |  |
| Mental Health Systems Serial Inebriate<br>Program                                 | Adults                     | \$42,705           | HTF and SDHC |  |  |
| The Salvation Army STEPS  | Men                        | \$75,000           | HTF          |  |  |
| The Salvation Army Transitional Living<br>Center                                  | Families                   | \$34,999           | HTF          |  |  |
| San Diego Second Chance   | Adults                     | \$68,117           | HTF          |  |  |
| San Diego Youth Services, Foster Care<br>Graduate Housing                         | Foster Care Graduates      | \$25,784           | HTF          |  |  |
| St. Vincent de Paul, Family Living  | Families                   | \$101,432          | HTF          |  |  |
| St. Vincent de Paul, Fresh Start  | Men                        | \$90,602           | HTF          |  |  |
| St. Vincent de Paul, STEP   | Women                      | \$57,780           | HTF          |  |  |
| YMCA, Turning Point   | Youth                      | \$22,500           | HTF          |  |  |
| YWCA Becky's House  | Families-Domestic Violence | \$147,874          | HTF          |  |  |
| YWCA Cortez Hill Family Center  | Families                   | Families \$200,000 |              |  |  |
| YWCA Passages   | Women                      | \$70,895           | HTF          |  |  |
| Total   |                            | \$979,731          |              |  |  |

#### Veterans Village of San Diego SDHC Partnership

On April 15, 2014, the Housing Authority of the City of San Diego approved SDHC's loan of more than \$1.4 million to Veterans Village of San Diego (VVSD) to help fund the expansion of VVSD's facilities that help homeless veterans.

The Phase V expansion would add 18 transitional housing beds and supportive services facilities to house low-income female veterans returning from Iraq and Afghanistan.

organized in 1981 with the mission of providing housing, substance abuse recovery, mental health services, job training and job placement assistance to homeless veterans in San Diego County.

The organization operates a five-acre campus at 4141 Pacific Highway, where 350 veterans reside.

Since 2001, SDHC has provided financial support for housing developments at VVSD, the region's largest provider of housing and social services for homeless veterans.

SDHC has previously provided more than \$8.4 million in grants and loans to VVSD, using funds primarily from the HOME Investment Partnerships Program, a block grant funded by HUD. Additional SDHC funding sources have included Housing Impact Fees from the HTF.

These investments have supported four expansion projects.

SDHC's loan to VVSD Phase V raises SDHC's total financial participation in VVSD development to \$9,919,717.



View Board Report HAR14-006 – Loan Recommendation for Veterans Village Phase V 4.15.14

#### Homeless Veteran Achieving Goals in Transitional Housing

VVSD is helping Edward, 57, who served in the U.S. Marine Corps from 1975 to 1978, make it on his own after six years of homelessness.

Edward lives in VVSD's Veterans on Point transitional housing—Phase III of the VVSD expansion built with funding from SDHC.

He is saving money with the goal of being able to rent an apartment soon.

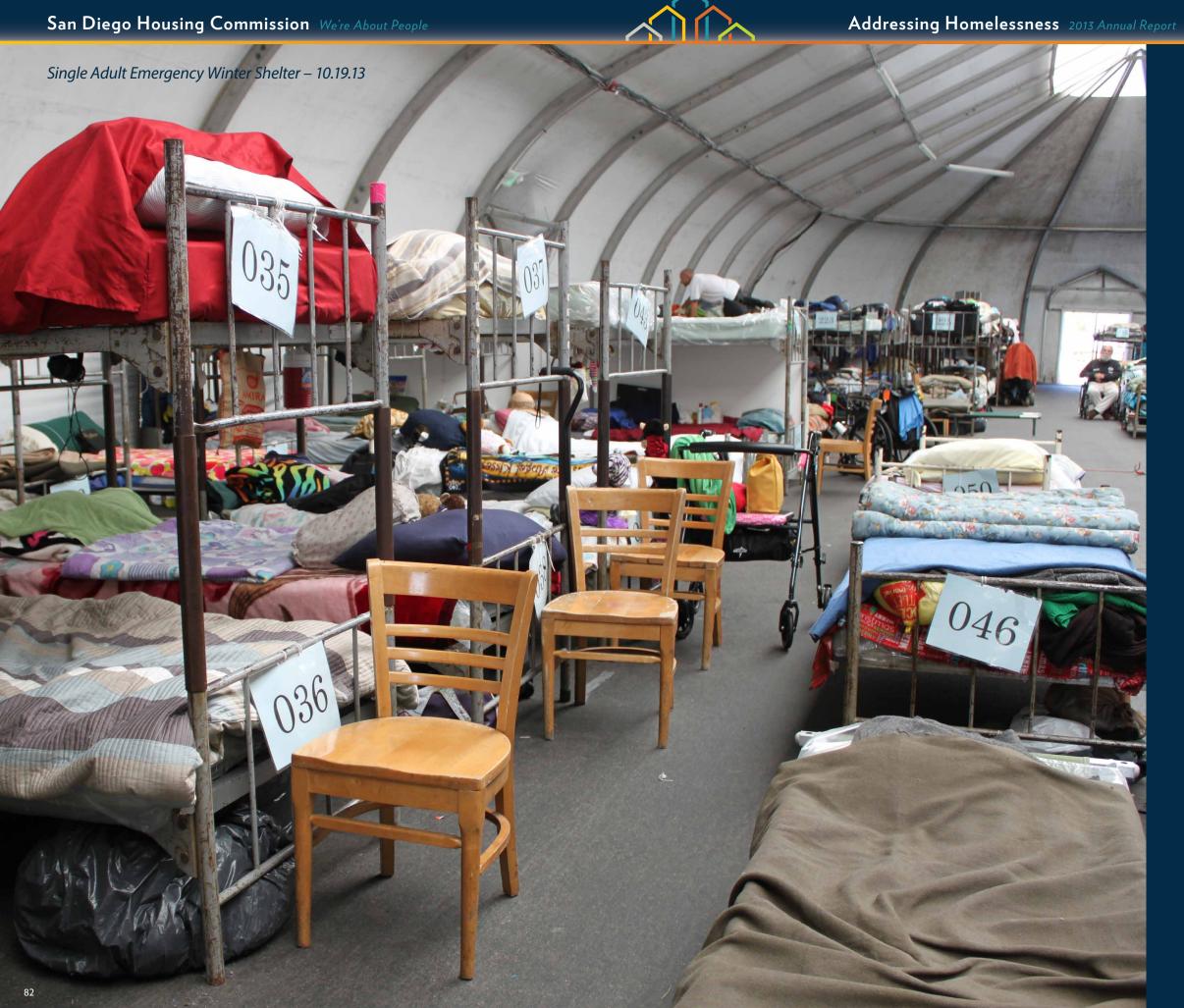
Edward moved to VVSD after a threemonth stay in interim housing at Connections Housing Downtown. A counselor there helped him overcome personal obstacles to gaining employment.

"The plan was step one, two, three, until I got a job, and it was quick," said Edward.

He is now employed by a commercial power-washing firm.

| SDHC Loans and Grants to VVSD |          |             |  |  |
|-------------------------------|----------|-------------|--|--|
| Phase 1: <b>2006</b>          | 112 beds | \$757,000   |  |  |
| Phase 2: <b>2009</b>          | 112 beds | \$4,225,499 |  |  |
| Phase 3: <b>2010</b>          | 96 beds  | \$2,000,806 |  |  |
| Phase 4: <b>2011</b>          | 24 beds  | \$1,491,566 |  |  |
| Phase 5: <b>2014</b>          | 18 beds  | \$1,444,846 |  |  |
| TOTAL                         | 362 beds | \$9,919,717 |  |  |





# City Of San Diego Emergency Homeless Shelters And Services Program

SDHC has administered the City's Homeless Shelters and Services Program, which provides temporary shelter assistance to some of San Diego's most vulnerable citizens, since July 1, 2010.

The Homeless Shelters and Services Program includes:

- The Single Adult Emergency Winter Shelter;
- Veterans Emergency Winter Shelter;
- Interim Housing Program at Connections Housing Downtown;
- The Neil Good Day Center;
- Cortez Hill Family Center, a family shelter;
- County of San Diego Cold Weather Shelter Voucher Program; and
- Homeless Transitional Storage Center.





# Addressing Homelessness 2013 Annual Report

#### City's Homeless Emergency Shelters

Each night up to 200 homeless men and women have a warm, safe place to sleep at the City's Single Adult Emergency Winter Shelter.

In addition to its 200 beds, the shelter offers health care, mental health and substance abuse counseling.

SDHC contracts with the Alpha Project for the Homeless to run the shelter's day-to-day operations.

SDHC also administers the City's and Services 5.9.14 Veterans Emergency Winter Shelter, located in the Midway district at the U.S. Navy SPAWAR facility on 2801½ Sports Arena Blvd.

The 150-bed shelter is operated by VVSD.

Before 2013, these shelters traditionally opened around Thanksgiving and closed each year around the end of March or beginning of April.

Under budgeting action by the Mayor and the San Diego City Council, however, both shelters remained open throughout all of 2013 and into the early summer of 2014.

SDHC approved the first in a series of extensions on March 15, 2013, for the Single Adult Emergency Winter Shelter. An extension for the Veterans Emergency Winter Shelter followed on April 12, 2013.

Subsequent extensions by the City Council kept both shelters open. The shelters are scheduled to close on June 30, 2014.



**View Board** Report HCR14-017 MOU Between the City of San Diego and SDHC for the Provision of Homeless Shelters



SDHC President & CEO Richard C. Gentry (left), Alpha Project President &

CEO Bob McElroy (center) & then-Interim Mayor Todd Gloria (right)

Single Adult Emergency Winter Shelter Tour – 10.29.13

Single Adult Emergency Winter Shelter Beds



Neil Good Day Center

### County of San Diego Cold Weather Shelter Voucher Program

Families unable to find shelter can receive a reprieve from homelessness by applying for emergency help through the County of San Diego Cold Weather Shelter Voucher Program.

SDHC allocated \$50,000 to the program in Fiscal Year 2014 (July 1, 2013 – June 30, 2014).

The Cold Weather Shelter Voucher Program provided vouchers and case management services to 343 families within the City of San Diego in 2013, with the goal of helping them find stable, long-term housing.

#### **Neil Good Day Center**

The City-owned Neil Good Day Center (Center) provides homeless San Diegans with a street address to receive mail, a place to take a shower to freshen up, laundry machines to wash their clothes, or a place to get out of the sun and take refuge from downtown city streets.

Additional services offered at the Neil Good Day Center, located at 299 17th Street in East Village, include case management, medical and counseling services, legal assistance, a computer lab, and storage for belongings.

City Council President Todd Gloria has described it as a point of entry for San Diego's full array of homeless services.

The Center opens at 6 a.m., operating until 4 p.m. weekdays and 2 p.m. weekends, every day except Christmas.

SDHC administers the City's contract with the Alpha Project to manage day-to-day operations at a cost of \$500,000 in Fiscal Year 2013. Funding is derived from the federal Community Development Block Grant program.

Named for a leader in San Diego's Lesbian, Gay, Bisexual, Transgender (LGBT) community who passed away in 1989, the Neil Good Day Center served 2,884 new or unduplicated clients in Fiscal Year 2013.

More than 1,760 guests received case management assessment and other individual services, while 2,700 made use of the computer lab.

#### Cortez Hill Family Center

Homeless parents and their children are an especially vulnerable group. They find temporary housing and help getting their lives back on track at the City's year-round Cortez Hill Family Center.

Cortez Hill provides short-term housing (up to 120 days), meals and supportive services to homeless families, as well as case management leading to permanent housing and self-sufficiency.

Rooms are available for up to 45 families at a time. The downtown facility, a former motel, is owned by the City of San Diego and leased to the YWCA of San Diego County under a contract administered by SDHC.

In Fiscal Year 2013, Cortez Hill Family Center received \$209,433 from SDHC and \$393,819 in Emergency Solutions Grant (ESG) funding from the City and \$203,838 in federal Community Development Block Grant funds.

The 2013 Point-In-Time Count by the Regional Task Force on the Homeless identified homeless families consisting of 1,866 adults and children in San Diego County.

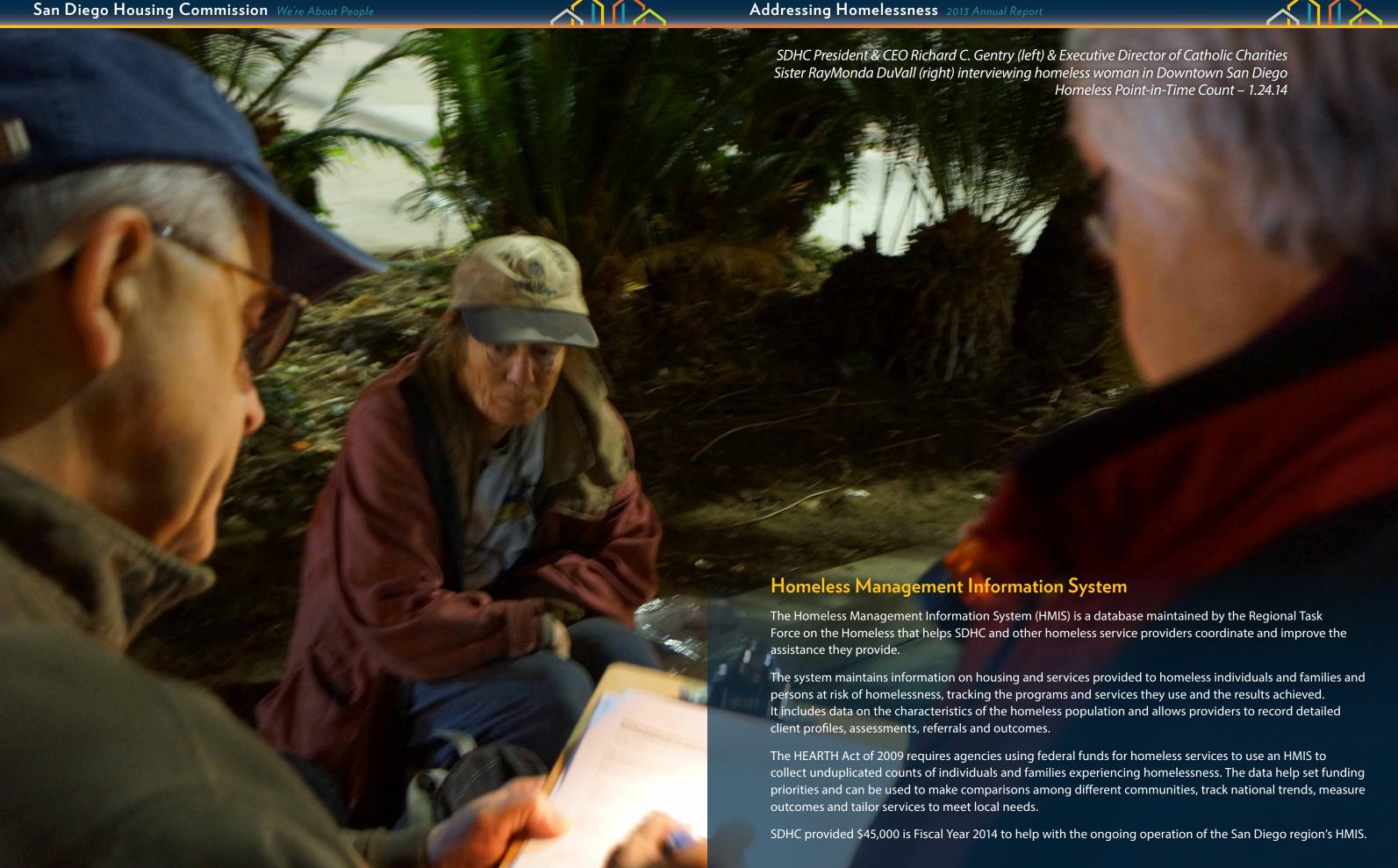
While most were sheltered in transitional housing or emergency shelters, more than 9 percent – 178 mothers, fathers and children - were without any shelter.

# Committed Funding for the City's Homeless Shelters and Services (July 1, 2012, - June 30, 2013)

|   |           | (34.) .,  | , Jane 30,   | /                   |                   |                |
|---|-----------|-----------|--------------|---------------------|-------------------|----------------|
| PROGRAM   | CDBG      | ESG       | SDHC         | CITYGENERAL<br>FUND | UNITED HEALTHCARE | TOTAL          |
| Adult Emergency Shelter   | \$0       | \$64,496  | \$346,127    | \$300,000*          | \$250,000         | \$960,623      |
| Veterans Emergency Shelter  | \$282,799 | \$79,503  | \$3,743      | \$157,113*          | \$0               | \$523,158      |
| PATH - Connections Housing<br>Downtown  | \$220,821 | \$144,185 | \$51,263     | \$0                 | \$0               | \$416,269      |
| Neil Good Day Center  | \$0       | \$0       | \$16,303     | \$500,000           | \$0               | \$516,303      |
| Cortez Hill Family Center   | \$203,838 | \$393,819 | \$209,433    | \$0                 | \$0               | \$807,090      |
| County of San Diego Cold Weather<br>Shelter Voucher Program                       | \$0       | \$0       | \$44,700.50  | \$0                 | \$0               | \$44,700.50    |
| Regional Task Force on the<br>Homeless- Homeless Management<br>Information System | \$0       | \$0       | \$45,000     | \$0                 | \$0               | \$45,000       |
| TOTAL   | \$707,458 | \$682,003 | \$716,569.50 | \$957,113           | \$250,000         | \$3,313,143.50 |

\*With 90 day extension









Temporary Emergency Cold Shelter, 1.14.13

Video - 1.38

#### **Temporary Emergency Cold Shelter**

On January 11, 2013, San Diego's usual mild winter suddenly turned dangerously colder for homeless San Diegans.

When nighttime temperatures fell into the 30s and low 40s, SDHC partnered with local agencies to open additional emergency shelter beds at St. Vincent de Paul Village and three additional downtown locations for four nights.

The collaborative plan was pulled together when the San Diego Police Department Homeless Outreach Team expressed concern to SDHC over the risk to downtown homeless San Diegans from the forecast of near-freezing temperatures. The additional beds opened that night.

More than 150 homeless individuals took advantage of the special effort, which ran January 11-15.

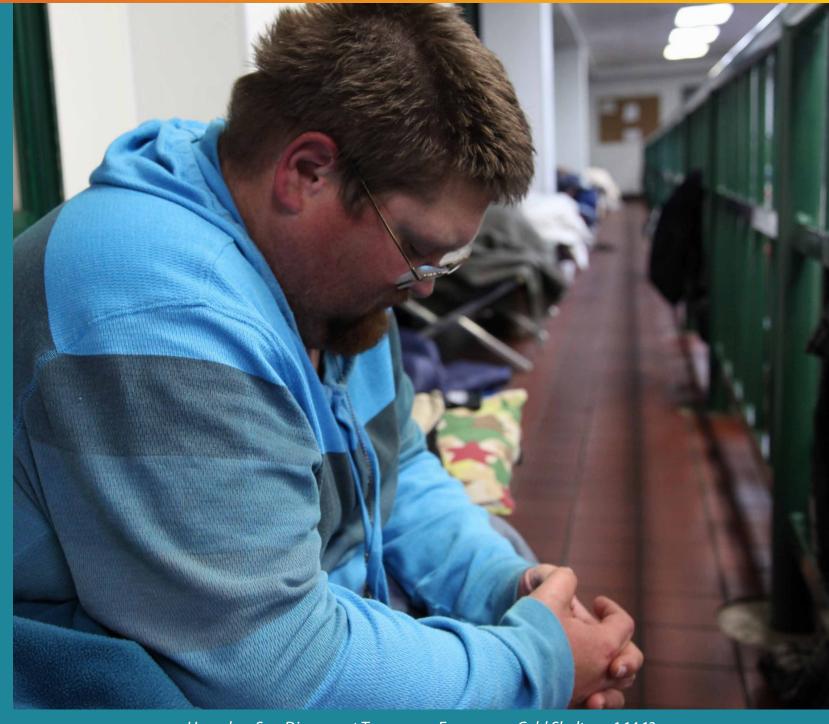
"To me, it's a blessing," said Yvette, 44, who stayed at St. Vincent de Paul Village. At its worst, she said, the nearfreeze was "unbearable."

Brandon, 28, felt "happy and relieved being out of the cold." Before the additional beds became available, Brandon said he simply would wear "as many layers of clothing as possible (and) bundle up in my sleeping bag."

Total occupancy at the four shelters averaged 151 individuals per night at the following locations: St. Vincent de Paul Village operated by Father Joe's Villages; Rachel's Women's Center operated by Catholic Charities; San Diego Rescue Mission; and Neil Good Day Center operated by Alpha Project through a contract with SDHC.



View News Release Temporary Emergency Cold Shelter 1.15.13



Homeless San Diegans at Temporary Emergency Cold Shelter – 1.14.13









On May 3, 2014, an SDHC-owned parking lot at 252 16th Street in Downtown San Diego became the new home of the Homeless Transitional Storage Center (Center).

The Center has provided a safe place since February 2011 for homeless individuals to keep their belongings in large, clean bins as they look for work, attend classes or meet with a service provider or doctor.

SDHC administers funding from the City to maintain the Center, which provides space for 350 homeless people to temporarily store their belongings.

SDHC has contracted with the Girls Think Tank (GTT), a nonprofit organization dedicated to protecting basic human dignity for homeless individuals, since May 1, 2012, to operate the shelter on a day-to-day basis.

In 2013 the Center relocated from a vacant building on Ninth Avenue to a parking lot owned by St. Vincent de Paul Village at 1610 Commercial Street in the East Village neighborhood of Downtown San Diego. When the Center was informed the lot was needed for another use, a task force was formed to search for new potential locations.

In cooperation with the office of City Council President Todd Gloria, the Interim Mayor at the time, St. Vincent de Paul Village, the Downtown San Diego Partnership, the Port Commission, GTT, the San Diego Police Department, and SDHC, the parking lot on 16th Street was identified as the relocation site for the Center.

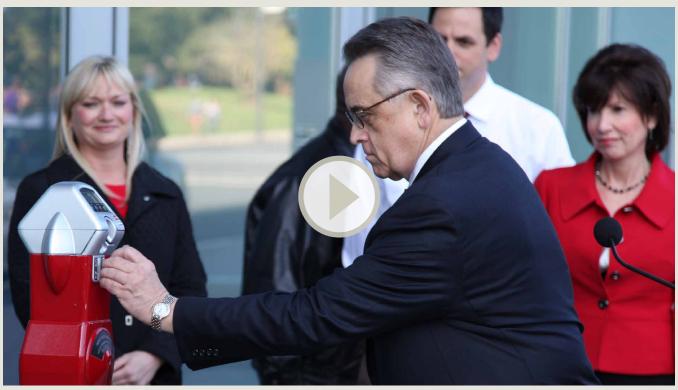


**View Board** Approval of Lease Agreement for Girls Think Tank 4.11.14

SDHC and its partners are committed to being a good neighbor and community partner by positively contributing to the area. To mitigate disturbances and impacts to tenants and owners of properties adjacent to the 16th Street lot, SDHC required as a condition of the lease with GTT that the Center will continue to abide by the following:

- Daily staff of at least two individuals to include security personnel;
- No queuing and/or loitering within a one-block radius of the premises; and
- Installation of green vinyl screening in the fence surrounding the premises.





Show Your Love: Ending Homelessness in San Diego, News Conference – 2.14.13

Video - 5:57

#### **Show Your Love: Ending Homelessness in San Diego**

On Valentine's Day 2013, SDHC joined the Downtown San Diego Partnership to urge San Diegans to "show your love" to homeless individuals by contributing money at donation stations downtown.

The stations, which resemble parking meters, allow San Diegans to contribute with coins or credit cards.

**Donation** Proceeds are being used for "move-*Stations 2.14.13* in" home kits that are provided to formerly homeless individuals to help them settle into housing, which has been made possible by federal housing vouchers awarded by SDHC.

Among the items provided are furniture, bathroom and kitchen supplies, and other household necessities.



View News Release

**Partnership** 

*SDHC* 



Donation Station in Downtown San Diego





In 2013, SDHC administered \$2,367,792.65 in federal Continuum of Care (CoC) funds from HUD to provide rental assistance for homeless individuals with disabilities and their families to live in permanent supportive housing in the City.

Eight participating programs provided a minimum of 211 affordable housing units.

Tenants in these programs pay up to 30 percent of their adjusted income toward their rent, with the remainder of their rent paid by the CoC funds.

If a tenant has no income, the CoC funds pay the entire rent amount.

SDHC is a key leader of the Regional Continuum of Care Council (RCCC), which coordinates CoC homeless assistance funding.

CoC directed \$15,708,015 in 2013—\$10,084,545 for the City of San Diego and \$5,623,470 for the County of San Diego.

CoC has brought a total of \$181,393,911 to the San Diego region in its 16-year history.

In addition, SDHC is responsible for hiring and supervising a Project Director for RCCC, the first full-time staff position ever to support the RCCC.

Jessica Wishan, who as director of PATH San Diego was responsible for the start-up and management of Connections Housing Downtown, was hired as the Project Director in April 2014.

The position is funded by a HUD planning grant awarded to the County of San Diego Department of Housing and Community Development (HCD).

The HUD grant will also help RCCC with planning:

- Coordinated assessment and intake of homeless individuals;
- · Evaluations of program outcomes;
- The Homeless Management Information System; and
- RCCC governance structure.



#### Planning Ahead: RCCC New Governance Board

SDHC President & CEO Richard C. Gentry will serve in an appointed seat on the RCCC's new Governance Board, which will begin meeting in the summer of 2014.

The Governance Board will consist of up to 31 seats.

It will carry out responsibilities, such as:

- Setting goals for ending homelessness in San Diego;
- Monitoring progress toward ending homelessness in San Diego;
- Approving HUD CoC and Emergency Solutions Grant funding recommendations and standards for providing assistance; and
- Authorizing grant applications and raising and allocating funds.

SDHC is one of the local agencies with a designated seat on the new Governance Board: HCD, VA, County of San Diego Health and Human Services Agency, United Way of San Diego County and San Diego Workforce Partnership.

In addition, the Governance Board will include members of the community: business representative, community advocate, education representative, elected official, faith community representative, funder representative, health representative, a homeless or formerly homeless person, homeless service providers and a flexible seat.

Both Council President Todd Gloria and San Diego Police Chief Shelley Zimmerman have been appointed to serve as well as San Diego County Supervisor Greg Cox.

#### 2013 Continuum of Care Funds for Permanent Supportive Housing Administered by SDHC **PROGRAM DESCRIPTION ORGANIZATION AMOUNT UNITS** St. Vincent de Paul: Village Place and Villa HIV/AIDS, serious mental illness 45 \$560,832.92 **Harvey Mandel Apartments** HIV/AIDS 18 Karibu Center for Social Support & Education \$292,319.00 Serious mental illness and substance Pathfinders: Streamview and Delta \$218,223.00 23 The Association for Community Housing Chronically homeless with serious Solutions: PRISM Apartments, The Cove \$624,585.00 64 mental illness Apartments, Beta Apartments Homeless with serious mental illness Townspeople: 34th Street Apartments & or substance abuse (34th Street Apts.); \$235,826.00 27 Gamma homeless with HIV/AIDS (Gamma) Chronically homeless with serious \$47,545.00 10 Mental Health Systems mental illness South Bay Community Services: La Posada HIV/AIDS \$98,686.00 12 Apartments LGBTQ youth with HIV/AIDS, a serious The Center Del Mar (Sunburst) \$123,045.00 22 mental illness or substance abuse \$85,333.08 Administration (Providers) Permanent Supportive Housing & SDHC Administration & Service Delivery Fee \$81,397.65 Shelter + Care 221 **Total** \$2,367,792.65

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|--------------|---------------|
|              |               |
| $\Delta \Pi$ |               |

| 2013 Homelessness Prog   | laili i allas alla | Commitments  |
|--|--------------------|--|
| PROGRAM  | ACTUALS            | FUNDING SOURCE   |
| Sponsor-Based Housing Vouchers/Rental<br>Assistance  | \$4,046,832        | U.S. Department of Housing<br>and Urban Development (HUD)<br>Housing Choice Voucher Program  |
| Project-Based Housing Vouchers/Rental<br>Assistance  | \$4,735,248        | HUD Housing Choice Voucher<br>Program  |
| HUD-Veterans Affairs Supportive Housing<br>Vouchers/Rental Assistance                      | \$5,301,475        | HUD  |
| Short-Term Rental Assistance Housing Vouchers  | \$362,652          | HUD Housing Choice Voucher<br>Program  |
| Transitional Subsidy Program for Homeless<br>Veterans                                      | \$244,800          | HUD Housing Choice Voucher<br>Program  |
| Permanent Supportive Housing for the Disabled (Shelter Plus Care) Continuum of Care Grants | \$2,367,792.65     | HUD Continuum of Care Funds  |
| City of San Diego's Emergency Homeless Shelters<br>& Services                              | \$3,313,143.5      | Federal Community Development<br>Block Grant (CDBG)/Federal<br>Emergency Solutions Grant (ESG)/<br>SDHC/ City of San Diego General<br>Fund |
| Homelessness Prevention and Rapid Re-Housing Federal Program                               | \$116,550          | HUD Stimulus/Recovery Act<br>Funds/SDHC  |
| Project Homeless Connect   | \$10,528.62        | SDHC   |
| Regional Continuum of Care Contract (Facilitator/<br>Grant Writer Payments)                | \$11,666           | SDHC   |
| Senior Citizens Shared Housing Program   | \$81,802.92        | SDHC   |
| Homeless Transitional Storage Center   | \$34,745           | City of San Diego General Fund   |
| Transitional Housing Programs (SDHC Support For Nonprofits)                                | \$979,731          | Housing Trust Fund   |
| Rapid Rehousing Program (Short-Term Subsidy)   | \$42,375           | ESG  |
| Total  | \$21,649,341.69    |  |



## S D H C

## Planning Ahead: Mayor's Budget Proposal for Homelessness

Mayor Kevin Faulconer's proposed Fiscal Year 2015 budget for the City redirects \$1.9 million in funding for homelessness programs that was used in Fiscal Year 2014 to extend operations of the City's emergency shelters for single adults and veterans.

The Mayor's goal to reallocate the funding toward homelessness solutions and outcome-focused services endorses the recommendations made by then-Interim Mayor Todd Gloria.

Subject to City Council approval in June 2014, the Mayor's proposal would provide \$800,000 to operate the two shelters for four winter months, with improved assessment and case-management services to assist homeless individuals in finding stable, permanent housing.

The proposed budget also includes one-time funding allocations:

- \$400,000 to support the Regional Continuum of Care Council's development of a coordinated homeless intake and assessment system;
- \$300,000 in operating funds for essential services at Connections Housing Downtown;
- \$150,000 for operation of the Homeless Transitional Storage Center;
- \$120,000 for the expansion of the Serial Inebriate Program to assist homeless alcoholics who cycle in and out of detoxification centers;
- \$80,000 for enhanced services at the Neil Good Day Center; and
- \$40,000 in increased funding for the San Diego Police Department Homeless Outreach Team.





The 8th Project Homeless Connect – 12.4.13

#### **Project Homeless Connect**

For Karrie and her two young children, it meant free dental exams.

For Linda, it was her first professional haircut in a year.

For Alfred, clothing and a bite to eat.

For others at The 8th Project Homeless Connect – Downtown San Diego (PHC), there were flu shots, shoes, water, toiletries, assistance in finding housing and a wide variety of other services, all in one place, all on one day, all donated by generous San Diego businesses and individuals.

Organized by SDHC, PHC provided services to 854 homeless San Diegans at Golden Hall on December 4, 2013.

"This is very good for the community, and it's very good for the homeless people," said Alfred, a former janitor who had been living on the streets for eight months. "A lot of these people lost their jobs, they were making good money and everything; and it all went down the drain."



View Report Connect 1.23.14

More than 690 volunteers and 86 service providers came together for PHC.

City Council President Todd Gloria, the Interim Mayor at the time, served as Honorary Chair.

San Diego City Councilmember Marti Emerald, the Police Chief at the time, William Lansdowne and SDHC Commissioner Frank Urtasun also stopped by PHC to lend their support, while Councilmember Lorie Zapf and Fire Chief Javier Mainar volunteered to serve lunch to participants.

SDHC provided financial support and, through its website, volunteer recruitment. Major partners were the City of San Diego, Interfaith Shelter Network, Family Health Centers of San Diego and St. Vincent de Paul Village.

Some clients obtained ID cards from the California Department of Motor Vehicles. Answers to questions about Social Security benefits also were available.

"It's amazing," said Jennifer, a victim of domestic violence who was living in a women's shelter. "There is so much help out there, and people actually care about us."

The 7th PHC was conducted on January 30, 2013, and served 1,150 individuals.







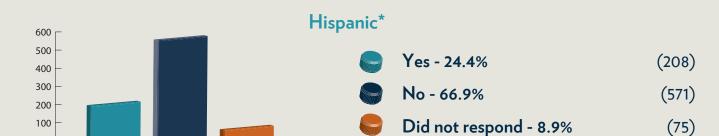
#### **Snapshot of Project Homeless Connect Participants**

A survey at The 8th Project Homeless Connect – Downtown San Diego, held on December 4, 2013, provided a snapshot of homeless San Diegans who sought help at the event.

# Gender Male - 61.1% (522) Female - 36.3% (310) Transgender - 0.5% (4) Did not respond - 2.1% (18)







<sup>\*</sup>Percentages do not total 100 because of rounding to the nearest tenth.





#### **Snapshot of Project Homeless Connect Participants**

A survey at The 8th Project Homeless Connect – Downtown San Diego, held on December 4, 2013, provided a snapshot of homeless San Diegans who sought help at the event.

#### **Veterans**\*



<sup>\*</sup>Percentages do not total 100 because of rounding to the nearest tenth.

#### **Summary of Employment Status**



#### **Average Monthly Cash Income**







The 8th Project Homeless Connect Donation Kick-Off, News Conference – 11.5.13

The support of the San Diego City Council was essential to building the team of volunteers, service providers and donors to make The 8th PHC a success.

With 29 days to go before The 8th PHC, City Council President Todd Gloria, the Interim Mayor at the time, urged local residents to clean out their closets and volunteer their time to make a difference in the lives of homeless San Diegans.

Joining City Council President Gloria at the news conference for The 8th PHC were:

- Mayor Kevin Faulconer, a City Councilmember at the time
- City Council President Pro Tem Sherri Lightner
- Councilmember Myrtle Cole
- Councilmember Lorie Zapf
- Councilmember Scott Sherman
- Councilmember David Alvarez
- Councilmember Marti Emerald
- SDHC President & CEO Richard C. Gentry
- Assistant Fire Chief Brian Fennessy

SDHC is the lead organizer for Project Homeless Connect. Our main organizing partners are the City of San Diego, Interfaith Shelter Network, Family Health Centers of San Diego and St. Vincent de Paul Village.



Councilmember Lorie Zapf volunteered to serve lunch



Homeless San Diegans received dental check-ups



The public-at-large donated shoes for men, women and



Volunteers were needed to assist and escort participants



Then-Interim Mayor Todd Gloria checks out clothing donated by the public



Volunteer stylists provide haircuts





The San Diego Housing Commission is the lead organizer for Project Homeless Connect. Our main organizing partners are the City of San Diego, Interfaith Shelter Network, Family Health Centers of San Diego and St. Vincent de Paul Village.

#### **Community Partners & Service Providers - Thank You!**

- 2-1-1 San Diego
- Alpha Project
- Alpine Special Treatment Center
- American Health Services
- American Medical Response CPR Training
- Bellus Academy of Hair Design
- California Department of Motor Vehicles
- California Hair Design School
- Catholic Charities Diocese of San Diego
- Rachel's Women's Center
- Children's Reading by Charlotte Perry
- Center for Justice & Social Compassion
- City of Refuge
- Community Research Foundation (CRF)
   Areta Crowell BPSR Center
- Consumer Center for Health Education
   & Advocacy
- County of San Diego Animal Services
- County of San Diego Health and Human Services Agency (HHSA)
- Centre City Family Resource
- Homeless Outreach Team (HOT)
- Public Assistance Programs
- Downtown San Diego Partnership
- East County Transitional Living Center
  Episcopal Community Services -
- Friend to Friend
- Head Start

- Family Health Centers San Diego
- Father Joe's Villages Registration of Participants
- Healing Touch Program
- Homeless Advocacy Program
- Housing Opportunities Collaborative
- Kaplan College Nursing Program
- McAlister Institute Hope Program
- Melody's Mobile Dental Hygiene
- Mental Health Systems
- Courage to Call
- Serial Inebriate ProgramPastoral Care
- People Assisting the Homeless (PATH)
   Veteran Services
- PAWS
- Point Loma Nazarene University
- School of Nursing
- Foot Washers
- Providence Community Services
- Recovery Innovations of CA
- Religious of the Sacred Heart
- SDHC Rental Assistance
- Salvation Army
- Adult Rehabilitation Center (ARC) - Social Services
- · San Diego Book Project
- San Diego County Dental Society

- · San Diego County Mental Health Services
- San Diego Humane Society
- San Diego Rescue Mission
- San Diego Youth Services
- The Association for Community Housing Solutions (TACHS)
- The Drake Center
- The Meeting Place Clubhouse
- U.S. Department of Housing & Urban Development - (HUD)
- UCSD
- Antiviral Research Center
- Bridges to Recovery
- U.S. Social Security Administration
- Union of Pan Asian Communities
- Uplift
- Veterans Community Services
- Veterans Village of San Diego
- Vista Hill Foundation
- Volunteers
- Chaplains
- Dental Hygienists
- Hair Stylists
- Nurses
- Way Back, Inc. Substance Abuse Recovery
- Women's Resource Fair
- YMCA Childcare Resource Services
- YWCA

#### **Large Donations - Thank You!**

#### **Food & Beverages**

- American Medical Response 2,000 Bottles of Water
- City of Refuge 500 Snacks
- D'Lush Smoothies
- Einstein Brothers Bagels, San Carlos 100 Bagels
- Episcopal Community Services 50 Snacks & Juices for Children
- Just Call Us Volunteers 1,200 Salads and Bread
- San Diego Rescue Mission 1,200 Desserts
- Souplantation, La Mesa 100 Muffins
- St. Vincent de Paul Village 1,200 Meals
- The Coca-Cola Company 1 Pallet of Water
  Whole Foods 450+ Bananas

#### Clothing

- American Medical Response 1,000 Pairs of Socks
- Mountian View Rec Center 100 Bags of Clothing
- Pure Fitness 80 Bags of Clothing
- Rangel & Associates 1,000 Pairs of Socks

- San Diego Airport Authority 14 Boxes Gently Used Uniform Jackets, Shirts, and Pants
- SDHC Staff 518 Pairs of Socks
- The Gold Diggers Shoes and Socks Valued at \$1,000
- Teague Insurance 200 Jackets

#### Toiletries

- Downtown Fellowship 200 Hygiene Kits
- James Justus 250 Hygiene Kits
- ResMed 1,200 Bags for Hygiene Items
- San Diego County Dental Society 500 Toothbrushes, Toothpaste and Floss
- Sunstar Butler 250 Toothbrushes and Dental Floss

#### Information Technology

- Cox Communications Increased Bandwidth
- Meeting Tomorrow Discounted Rental Computers
- Skyriver Communications Wireless Infrastructure

#### **Additional Services & Donations**

- Gold Field Transportation 49 Passenger Van for Shuttling Veterans to and from Event
- Bank of America \$1,000 Donation
- Big Frog-T-Shirt \$400 Discount on Volunteer T-Shirts
- Center for Justice & Social Compassion and Episcopal Church Center - \$800 Donation for DMV ID Cards
- Craig & Juli Smith Locks for Storage, Plastic Floor Covering for Haircuts, Home Depot Gift Cards
- Melody Swaroop, Dental Hygienist 40 Cleanings
- PAWS 80 Bags of Dog Food
- Rumberger Foundation Foundation Award, \$1,500 Cash Donation
- San Diego County Dental Society \$500 for Dental Equipment
- SuperMedia LLC 100 Bags & 50 Bars of Soap

SDHC Housing Innovations Department
Prepared the Project Homeless Connect Report and Data Analysis







Mary - SDHC apartment resident

Video - 0:20

#### **SDHC** Affordable Housing

A single mother of two children, ages 7 and 3, Mary works two jobs to provide for her family.

She is able to make ends meet and afford an apartment in the City of San Diego (City) because she lives at a property owned by the San Diego Housing Commission (SDHC).

"What the Housing Commission means to me and my kids is that ... it allows me to feed my kids, dress them," 36-year-old Mary said of her affordable apartment. "It's a home for my kids. It's really nice."

Although Mary has an affordable place to live, the City faces a "severe shortage of affordable housing" that prompted the San Diego City Council (City Council), led by then-City Councilmember Toni Atkins, who currently serves as the California State Assembly Speaker, to initially declare the nation's first housing state of emergency on August 6, 2002.

The City Council has repeatedly renewed that declaration, including most recently on April 22, 2014.

The City will need an additional 38,680 affordable housing units for very low- and low-income residents by 2020, according to the 2011 San Diego Association of Governments' Regional Housing Needs Assessment Plan.

Housing is considered affordable if it costs up to 30 percent of a household's income.

However, median rent in the City represents 41.4 percent of median income, according to an analysis the real estate website Zillow.com performed for *The New York Times*, which was published on April 14, 2014.

As a property owner, developer and lender, SDHC helps low-income families in the City overcome the challenge of finding affordable housing.

SDHC owns 153 properties with 2,294 affordable apartments, including public housing, in the City.

In addition, as a partner and lender, SDHC has directed more than \$1 billion in loans and bond financing to real estate developments that, coupled with housing density bonuses and inclusionary housing, have produced more than 14,782 affordable apartments in the City since 1981.

## SDHC Real Estate and Program Portfolio

| Affordable Housing Units  | SDHC Owned |
|---|------------|
| Units (Includes 10 manager's units)   | 1,366      |
| SDHC Owned  |            |
| New Acquisitions—SDHC Finance Plan: (410 Units)  Hotel Sandford - 130*  Courtyard Apartments - 37  Mariner's Village Apartments - 172*  Park Crest Apartments - 71*  Existing Properties: (329 Units) | 739        |
| <ul> <li>Hotel Churchill - 73* (Estimated Completion: 2016)</li> <li>Maya Linda - 132*</li> <li>Parker-Kier - 34</li> <li>University Canyon - 84*</li> <li>Scattered Sites - 6</li> </ul>             |            |
| SDHC Owned, State Rent Restrictions   | 35*        |
| Public Housing Units  | 154*       |
| Total   | 2,294      |

| *Includes | 1 | manager's t | unit |
|-----------|---|-------------|------|
|-----------|---|-------------|------|

| SDHC Nonprofit Affiliate, Housing<br>Development Partners (HDP) | HDP Owned |
|---|-----------|
| HDP Affordable Housing Units                                    | 945       |
| Total   | 945       |
|   |           |

| SDHC New Partnership<br>Acquisitions —Finance Plan  | Affordable Housing<br>Units Created |
|---|-------------------------------------|
| After a 15-year tax credit compliance period, SDHC will have the option to buy any of the six public-private partnership properties.  |                                     |
| <ul> <li>Arbor Village - 111</li> <li>Vista Grande - 48</li> <li>Riverwalk Apartments - 49</li> <li>Estrella del Mercado - 91</li> <li>Mission Apartments - 84</li> <li>Park Terramar - 20</li> </ul> | 403                                 |
| Total   | 403                                 |

| SDHC Real Estate Investments<br>& Multifamily Development<br>Programs  | Affordable Housing<br>Units Created |
|--|-------------------------------------|
| <ul> <li>Since 1981</li> <li>Multifamily Loans<br/>(units/beds)</li> <li>Inclusionary / Density<br/>Bonus Program</li> <li>Bond Financing Program</li> </ul> | 14,782                              |
| Total  | 14,782                              |

| SDHC Loan Programs to Assist<br>Low-Income Families | Families<br>Served |
|---|--------------------|
| Since 1981  |                    |
| <ul> <li>First-Time Homebuyer Program</li> </ul>    | 5,236              |
| <ul> <li>Affordable for Sale Homes</li> </ul>       | 397                |
| <ul> <li>Specialty Programs</li> </ul>              | 745                |
| <ul> <li>Housing Rehabilitation</li> </ul>          | 12,086             |
| Total   | 18,464             |

| SDHC Housing Choice<br>Vouchers (Section 8)               | Families Served |
|---|-----------------|
| Housing Choice Vouchers     (Section 8) Rental Assistance | 14,369          |
| Total   | 14,369          |







#### **SDHC Smoke-Free Policy**

SDHC adopted a Smoke-Free Policy for all SDHC-owned apartment buildings that went into effect on February 1, 2014.

SDHC's Smoke-Free Policy received unanimous approval on June 11, 2013, from the City Council, sitting as the Housing Authority of the City of San Diego (Housing Authority).

Before moving forward with the policy, SDHC surveyed tenants, and a majority who responded to the survey said they prefer a smoke-free living environment.

The new Smoke-Free Policy prohibits smoking anywhere at SDHC-owned residential properties, which include 2,294 affordable housing units, including public housing and managers' units.

Smoking lighted pipes, cigars or cigarettes of any kind, including electronic cigarettes and cigarettes made from any weed or plant, is not permitted.

Smoking is not allowed in individual apartments or within 25 feet of the buildings.

SDHC's Smoke-Free Policy applies to residents, their guests, and SDHC employees or contractors working on-site.

In addition to protecting tenants' health, the Smoke-Free Policy is also expected to reduce maintenance costs for SDHC.

A 2009 study based on surveys of housing authorities and subsidized housing facilities in New England determined the average cost of rehabilitating a nonsmoking residential unit was \$560.

But the cost of rehabilitating a unit where light smoking occurred was \$1,810. The rehabilitation cost for a unit with heavy smoking was \$3,515.



The data were collected and reported by Smoke-Free Housing New England.

SDHC's Smoke-Free Policy follows a 2012 California law that authorized landlords to prohibit smoking at their rental properties.

An objective of the U.S. Department of Housing and Urban Development (HUD) is also achieved by SDHC's Smoke-Free Policy.

HUD issued a notice on July 17, 2009, that strongly encouraged public housing authorities in the United States to implement nonsmoking

policies at some or all of their properties. HUD reissued the notice on May 29, 2012.

On February 1, 2013, SDHC began using a lease addendum to prepare tenants for the potential implementation of the Smoke-Free Policy.

The addendum notified new tenants and residents who

View Fact Sheet SDHC Smoke-Free Policy 1.16.14

were renewing their leases that SDHC may be implementing a Smoke-Free Policy in the future.

## Preserving SDHC-Owned Affordable Housing

Inspections of the physical needs of SDHC-owned residential properties and SDHC's headquarters office building, including energy efficiency and conservation, were completed on January 16, 2014.

Reports about the inspections are being prepared and will be reviewed throughout 2014, with a final report to be presented to the SDHC Board of Commissioners early in 2015.

This supports one of the objectives of SDHC's two-year Strategic Plan: "Ensure the SDHC real estate portfolio is economically and physically sustainable."

The inspections occurred in response to HUD requiring public housing agencies to conduct a Green Physical Needs Assessment (GPNA) of their public housing units.

The GPNA would help determine what funds they may need for capital improvements and better plan for the next 20 years.

Although SDHC has only 154 public housing units, SDHC evaluated the condition of a sample of at least 20 percent of the residential units at each property SDHC owns.

The GPNA evaluated the condition of exterior and interior property components, including possible energy conservation measures to implement:

- Storm drainage system;
- Structural frame;
- Roofing;
- · Plumbing;
- Heating, ventilation and air conditioning;
- Electrical;
- Life safety, fire protection and security;
- Interior, such as flooring, ceilings, cabinets and walls;
- · Americans with Disabilities Act compliance;
- Indoor air quality;
- Elevators; and
- Municipal Code compliance.

The estimated costs for repairs at each property will be included in the GPNA report.

The GPNA will help SDHC to make long-term strategic planning decisions to preserve existing real estate assets.

On May 10, 2013, the SDHC Board of Commissioners approved a contract with EMG Corporation to conduct the GPNA for SDHC's real estate portfolio.



View Board Report HCR13-037 GPNA Services Contract 5.10.13



#### Planning Ahead: Asset Management

SDHC manages a complex portfolio of assets, including properties, loans to affordable housing developers and commercial leases.

To enhance SDHC's management of these assets, the SDHC Board of Commissioners on March 15, 2013, approved a contract with Tax Credit Asset Management (TCAM) to analyze SDHC's asset management practices.

TCAM is helping SDHC identify industry-standard, key performance indicators for SDHC's assets.

For example, key performance indicators for an SDHCowned property would include:

- Occupancy rate;
- Operating expenses; and
- Rental revenue:
- Unit turnover.

SDHC will use this information to make sure its assets are operating as efficiently as possible.

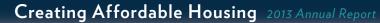
SDHC's Real Estate Division and Information Technology Department are working together on a Request for Proposals to develop new software to help with asset management.

The new software would make data from SDHC's existing Yardi Voyager software more easily accessible and display it in user-friendly dashboard reports with more graphics.

SDHC anticipates that the software development would begin in the fall of 2014.



View Board Report HCR13-028 Asset Management Services Contract 3.15.13





As a native of rural lowa, Judith loves the country feel of University Canyon Apartments, an SDHC-owned property where she lives with financial assistance from the federal Housing Choice Voucher (Section 8) program.

"The canyons, the wildlife, it really looks natural," said Judith, 71, who enjoys taking long walks - three to five miles a day - and doesn't mind traversing steep hills to get to and from a bus stop. "It's peace and quiet. I hear the birds every day ... trees all the way around. I really like it here."

Judith moved to San Diego in 1969 and has lived at University Canyon apartments, just uphill from University of San Diego, since 1996. It's a one-bedroom apartment on the second floor, kept "plain and simple" on the inside by her own choice.





#### Renovations at SDHC-Owned Properties

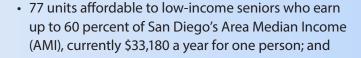
To maintain quality living environments for low-income residents in the City, SDHC performed major renovations at five SDHC-owned residential properties in 2013.

#### **Hotel Sandford**

The historical downtown Hotel Sandford was rededicated on October 30, 2013, after the completion of renovations to preserve affordable housing for seniors.

Hotel Sandford was originally built nearly a century ago for tourists in anticipation of the 1915 Panama-California Exposition.

Located near bus and trolley lines, Hotel Sandford consists of 129 affordable housing units:



• 52 units affordable to seniors who earn up to 50 percent of AMI, currently \$27,650 a year for one person.

The housing units must remain affordable for 99 years.

Hotel Sandford also includes first-floor retail space occupied by four commercial tenants: BB's Deli, Associated Barber College of San Diego, P5 Academy (martial arts), and Bartending College.

SDHC contracted with Heritage Architecture & Planning to oversee the design and construction of the rehabilitation, which was completed on April 19, 2013.

Renovations at Hotel Sandford included:

- · Rehabilitating individual apartments;
- · Refurbished antique furniture in the two library rooms and the lobby;



Hotel Sandford Rededication *News Conference Highlights - 10.30.13* 

- Reinstalling a fire place mantel from the original hotel in one of the first-floor library rooms;
- Adding a new computer room to the first floor;
- · Modernizing the kitchen in the basement with new cabinets, new countertops and new microwaves;
- Returning the building to its original beige and green color scheme:
- Restoring the historical arched wood windows on the fourth floor and the historical festoon lighting;
- Replicating the historical wood storefront at the Fifth Avenue entrance; and
- · Replacing the sidewalk in front of Hotel Sandford.

SDHC invested approximately \$5.85 million toward the acquisition and rehabilitation of Hotel Sandford, and Civic San Diego provided an additional \$5.85 million for the renovation.

The rehabilitation of the property was overseen by SDHC's Real Estate Division.

#### Renovations at SDHC-Owned Properties

#### **Park Crest Apartments**

SDHC is investing approximately \$1,915,210 in renovations at Park Crest Apartments (Park Crest) in City Heights.

SDHC acquired Park Crest on October 10, 2012, with plans to upgrade the property, preserving it as affordable housing for seniors for the next 55 years.

Park Crest consists of 70 affordable apartments for seniors with incomes up to 80 percent of AMI, currently \$44,200 a year for one person.

The rehabilitation of the property will provide improvements, such as:

- Upgrading kitchens, bathrooms and flooring in individual apartments;
- Replacing the roof;
- · Adjusting and improving plumbing components;
- Upgrading the site for access for people with disabilities;
- Replacing the front entry access ramp;
- Replacing heating and air conditioning units in apartments;
- · Repairing stucco and exterior paint; and
- Upgrading exterior and interior lighting and electrical components.

Rehabilitation work began on November 18, 2013, and will expand during the summer of 2014.



#### Renovations at SDHC-Owned Properties

#### Maya Linda Apartments

SDHC completed interior and exterior improvements at Maya Linda Apartments in Mira Mesa on April 17, 2013, at a cost of \$2,376,171:

- Replacement of windows and entry doors in all 132 residential units and at common area facilities. New windows are dual-glazed lowemission glass and doors are insulated fiber glass designed to reduce noise and add thermal value;
- Repair and painting of all building exteriors; and
- Removal of through-wall air conditioners and installation of new sound-attenuated split systems in 28 residential units impacted by the recent Interstate 15 expansion.



### **Renovations at SDHC-Owned Properties**

#### Mariner's Village Apartments

SDHC converted nine apartments at Mariner's Village in Skyline/ Paradise Hills to make them fully accessible to residents with disabilities.

SDHC contracted with Fordyce Construction to complete the majority of the renovations.

Common areas were also renovated to provide access to residents with disabilities:

- Leasing office;
- Parking lot;
- · Mailboxes;
- · Pool area; and
- Playground.

SDHC is investing approximately \$1,484,723.50 toward these renovations, which are anticipated to be complete by June 30, 2014.

Mariner's Village consists of 171 affordable apartments for individuals and families with incomes up to 80 percent of AMI, currently \$44,200 a year for one person or \$63,100 a year for a family of four.

SDHC acquired Mariner's Village on October 27, 2010.



#### **Renovations at SDHC-Owned Properties**

#### **University Canyon Apartments**

Parking lot renovations at the 120-unit University Canyon Apartments on Via Las Cumbres in Linda Vista were completed by SDHC on June 4, 2013, at a cost of \$296,936.26:

- Demolition and recycling of the existing asphalt;
- · Replacement of all asphaltic concrete paving;
- Reconstruction of loading aprons for large trash bins;
- Creation of accessible parking stalls and ramps; and
- Re-striping of the entire parking lot.



#### **New Public Housing Sites**

SDHC added an apartment complex of 77 affordable units and one manager's unit to its federal public housing on October 31, 2013.

The conversion preserved the long-term affordability of Otay Villas Apartments in the Otay Mesa/Nestor community for low-income San Diegans.

Converting the apartments to federal public housing also provided SDHC with federal funds toward performing needed renovations.

Twenty-eight apartments are affordable to families with incomes up to 35 percent of AMI, currently \$27,600 a year for a family of four; 49 are affordable to families with incomes up to 60 percent of AMI, currently \$47,340 a year for a family of four.

Otay Villas Apartments were developed in 1983 with loan funding from the California Department of Housing and Community Development's (HCD) Rental Housing Construction Program.

SDHC completed renovations at Otay Villas Apartments on December 5, 2013, at a cost of \$3,136,438.47:

- Replacement of windows and entry doors in all 78 residential units and at common area facilities. New windows are dual-glazed low-emission glass, and doors are insulated fiber glass designed to reduce noise and add thermal value;
- Installation of new Energy Star-rated appliances placed in each unit, including large range hoods, refrigerators and stoves;
- Upgrade of plumbing fixtures in each unit, including low-flow toilets, faucets and showerheads;
- · Conversion of nine residential units to fully accessible units; and

 Replacement of exterior stucco with new stucco and architectural siding for a complete rehabilitation of the building exteriors.

An additional 35 apartments at five locations in City Heights and Old Town were also built through the HCD Rental Housing Construction Program.

They are expected to become part of SDHC's federal public housing by March 31, 2015, after renovations with an estimated cost of \$3.9 million are completed.

HCD is deferring payments due on the loans for these apartments for an additional 55 years.



View Board Report HAR12-042 Transfer and Conveyance of Otay Villas Apartments 9.25.12



#### Housing Development Partners

SDHC's nonprofit affiliate, Housing Development Partners (HDP), develops and preserves affordable housing for low-income San Diegans through rehabilitation of existing buildings and new construction.

Buildings specially designed for seniors, families, workers and tenants with special needs are among the developments in HDP's real estate portfolio.

HDP is staffed by SDHC employees, including an Executive Director.



Debbie Ruane Senior Vice President - Real Estate Division

A five-member board that includes SDHC's President & CEO and two members of the SDHC Board of Commissioners govern HDP.

#### **HDP Board Members:**

- · Richard C. Gentry, HDP Board President
- Sal Salas, HDP Board Vice President
- · Roberta Spoon, HDP Board Chief Financial Officer
- · Gary Gramling, HDP Board member
- Robert Henderson, HDP Board Secretary

 $\label{thm:conditional} \textbf{Two additional at-large board members are appointed by the SDHC Board of Commissioners to two-year terms.}$ 

HDP Board meetings are open to the public.





A San Diego Housing Commission Affiliate



| Island V | 'illage Apai | rtments |
|----------|--------------|---------|
|          |              |         |

| HDP Partnership Developments                                   |             |                                       |
|--|-------------|---------------------------------------|
| DEVELOPMENT NAME   | TOTAL UNITS | COMMUNITY TYPE                        |
| HDP WHOLLY OWNED   |             |                                       |
| The Mason  | 17          | Single-Room Occupancy (special needs) |
| Knox Glen  | 54          | Families                              |
| Casa Colina  | 75          | Seniors                               |
| San Diego Square (Rehabilitation - in progress)                | 156         | Seniors                               |
| TOTAL  | 302         |                                       |
| PARTNERSHIPS   |             |                                       |
| Courtyard Terraces   | 88          | Seniors                               |
| Island Village   | 280         | Single-Room Occupancy (workforce)     |
| Studio 15  | 275         | Single Room Occupancy (workforce)     |
| Parker-Kier Apartments* (SDHC owned)                           | 34          | Seniors and Special Needs             |
| Hotel Churchill* (SDHC owned.<br>Rehabilitation - in progress) | 73          | Special Needs                         |
| TOTAL  | 750         |                                       |

<sup>\*</sup> Units not counted because they are owned by SDHC Total units include managers' units







## Planning Ahead: Renovating Hotel Churchill

SDHC and HDP are partnering to renovate the historical Hotel Churchill to create 72 affordable studios for homeless individuals or those at risk of homelessness who need mental health services.

Construction to renovate Hotel Churchill is expected to begin in the fall of 2014.

The second through seventh floors will be gutted in order to reconfigure the space into larger rooms.

On the first floor, the former front desk will become a security station, and a library will be included in the common area. The basement will have laundry and storage facilities and office space for service providers.

The building also will have a seismic retrofit.

An opening is tentatively set for early 2016.



View Board Report HAR13-015 Hotel Churchill Development Plan 6.11.13

#### Planning Ahead: Preserving San Diego Square

HDP, in partnership with SDHC and the Local Initiatives Support Corporation (LISC), plans to renovate San Diego Square to preserve long-term affordable housing for low-income seniors in the City.

San Diego Square currently provides 154 affordable apartments for seniors and two managers' units in Downtown San Diego, near bus and trolley lines.

No significant upgrades or repairs have occurred in 35 years.

On September 24, 2013, the Housing Authority approved an SDHC loan of up to \$6 million to HDP to apply to the acquisition and renovation of San Diego Square.

The Housing Authority also approved the initial steps required to issue Multifamily Housing Revenue Bonds for San Diego Square. SDHC will request the authorization of the issuance of more than \$17.8 million in multifamily housing revenue bonds, administered by the state.

LISC announced on March 27, 2014, that it was providing a \$7.9 million acquisition loan to HDP for San Diego Square.



1055 Ninth Avenue

View Board Report HAR13-011 San Diego Square Loan Recommendation 9.24.13

124

827 C Street

#### Creating Affordable Housing 2013 Annual Report

## SDHC Affordable Housing Portfolio Google Map

Blue: SDHC-Owned Affordable Housing

**Red: SDHC Public Housing** 

Green: Housing Development Partners, A San Diego Housing Commission Affiliate

North City Rancho Peñasquito Del Mar Carmel Rancho Encantada Valley Torrey Pines State Natural Reserve Eucalyptus Miramar County Park University Jennings Park Lakeside 163 52 Santee Winter Gardens Mission Trails Tierrasanta Harbison Canyon Clairemont ( San Carlos Granite Hills Crest El Cajon Grantville Del Ce 125 La Mesa Rancho San Diego Lemon Grove Sunset Cliffs San Diego La:Presa National Wildlife Refuge La Playa San D Point Loma Coronado National Diego Bay Bonita Chula Vista Otay County Open Space Preserve United States Tijuana River National Estuarine

For a list of SDHC-Owned Properties by name, go to the Appendix section, <u>Page 154</u>.





#### Affordable Housing Fund

Construction occurred in 2013 on five developments that will create 395 affordable apartments with funding from the City's Affordable Housing Fund, which SDHC administers.

The City Council created the Affordable Housing Fund on June 3, 2003, to partially meet the housing needs of the City's very low-, low- and median-income households.

The Affordable Housing Fund has two permanent, annually renewable funding sources:

- Inclusionary Housing Fund (IHF), created by the City Council on May 20, 2003, which is funded with fees charged to residential developers; and
- Housing Trust Fund (HTF), created by the City Council on April 16, 1990, which is funded by Housing Impact Fees charged to commercial developers (also known as Linkage Fees).

The San Diego Municipal Code requires SDHC to adopt an Annual Plan for the use of the City's

Affordable Housing Fund revenues and specifies requirements for the distribution of the HTF revenues:

- No less than 10 percent for transitional housing;
- No less than 60 percent to provide housing to very low-income households;
- No more than 20 percent to provide housing to low-income households, and
- No more than 10 percent to assist median- and moderate-income first-time homebuyers.

San Diego Municipal Code section 98.0619 requires SDHC to recommend revisions of the Housing Impact Fee to the City Council annually.

**View Board** 

**Housing Fund** 

FY 2014 Annual

Report

**Affordable** 

Plan 5.10.13

The City Council gave its preliminary approval to an amended version of SDHC's recommendation to update the City's Housing Impact Fee Ordinance on November 4, 2013, and again on November 21, 2013.

The City Council gave its final approval to the updated ordinance on December 10, 2013. An updated Jobs-Housing Nexus Study estimated that \$10 million per year would allow the construction of

the updated ordinance.

Based on the City Council's December 10, 2013, action, the Housing Impact Fee would have been adjusted annually on a ministerial basis by SDHC based on the Engineering News-Record Building Cost Index, beginning on July 1, 2017.

100 new affordable housing units each year through

The City Council action on December 10, 2013:

- Projects deemed complete before July 1, 2014, would not be impacted by the updated ordinance;
- The Housing Impact Fee would be reset to the 1990 level as of July 1, 2014;
- The Housing Impact Fee increase to 1.5 percent of 2013 total development costs would be phased in over a two-year period, starting on July 1, 2014; and

• The Housing Impact Fee would have to be paid before the City performs a final inspection or issues a Certificate of Occupancy.

A petition was filed on January 22, 2014, to rescind the City Council's December 10, 2013, action.

The Registrar of Voters verified the petition signatures on February 14, 2014. As a result, the City's Municipal Code required the City Council to rescind its decision or submit the issue to voters at an election.

**View Chart** 

**Rental Housing Developments** Funded by the Affordable Housing Fund (AHF) 5.20.14

The City Council on March 4, 2014, rescinded its previous approval of updates to the City's Housing Impact Fee Ordinance.

The City Council directed SDHC and the Jobs Coalition to continue the dialogue about funding options for affordable housing and report back to the City Council in early summer 2014.





Kalos Apartments Grand Opening *News Conference Highlights - 5.17.13*  Video - 7:19

#### Affordable Housing Fund Developments

Affordable developments completed or under construction in 2013 with funding from the Affordable Housing Fund included:

#### Kalos Apartments - SDHC Partnership

3783-3825 Florida Street - North Park

- 82 affordable apartments and one manager's unit
- Developer: Community HousingWorks
- Must remain affordable for 55 years
- 9 units are restricted to residents with incomes up to 50 percent of AMI, currently \$39,450 a year for a family of four
- 73 units are restricted to residents with incomes up to 60 percent of AMI, currently \$47,340 a year for a family of four
- SDHC Loan \$6,965,583:
- \$5,982,989 from Inclusionary Housing Fund
- \$500,000 from Housing Trust Fund
- \$113,812 from Condominium Conversion/Density Bonus
- \$368,782 from Coastal Housing/Future Urbanizing Area
- \$14.588 million in Multifamily Housing Revenue bonds
- Total Development Cost: \$28.1 million
- Completed: February 7, 2013



**View Board** Report HR11-028 Final Bond **Authorization** for Florida Street **Apartments** 6.7.11

#### Affordable Housing Fund Developments

#### COMM22 Family Housing - SDHC Partnership

2225 and 2325 Commercial Street – Logan Heights

- 128 affordable apartments and two managers' units
- Developer: BRIDGE Housing Corporation
- Must remain affordable for 55 years
- 13 units are restricted to residents with incomes up to 30 percent of AMI, currently \$23,650 a year for a family of four
- 16 units are restricted to residents with incomes up to 40 percent of AMI, currently \$31,550 a year for a family of four
- 71 units are restricted to residents with incomes up to 50 percent of AMI, currently \$39,450 a year for a family of four
- 28 units are restricted to residents with incomes up to 60 percent of AMI, currently \$47,340 a year for a family of four
- SDHC Loan: \$500,000 from **Inclusionary Housing Funds**
- \$28.7 million in Multifamily Housing Revenue Bonds
- Total Development Cost: \$57.1 million
- Expected Construction Completion: December 31, 2014



**View Board** Report HAR13-006 Supplemental Bond **Authorization for** 

#### **Partnership** 690 Beardsley Street – Logan Heights

COMM22 Senior Housing - SDHC

- 69 affordable apartments and one manager's unit
- Developer: BRIDGE Housing Corporation
- Must remain affordable for 55 years
- 15 units are restricted to residents with incomes up to 30 percent of AMI, currently \$16,600 a year for one person
- 12 units are restricted to residents with incomes up to 40 percent of AMI, currently \$22,100 a year for one person
- 42 units are restricted to residents with incomes up to 50 percent of AMI, currently \$27,650 a year for one person
- SDHC Loan \$4,200,000:
  - \$4,190,000 from federal **HOME Investment** Partnerships Program
  - \$10,000 from Housing Trust Fund
- \$15.5 million in Multifamily **Housing Revenue Bonds**
- Total Development Cost: \$28.5 million
- Expected Construction Completion: January 2015



**View Board** Report HAR13-025 Final Bond Authorization for COMM22 Se

COMM22 Family Housing - Artist's Rendering \$500,000 Inclusionary Housing Funds





SDHC Chairman of the Board Gary Gramling pictured, second from the right Mesa Commons Groundbreaking Ceremony News Conference Highlights - 4.4.13

#### Video - 4:51

#### Affordable Housing Fund Developments

#### Mesa Commons - SDHC Partnership

6456-6470 El Cajon Boulevard - College Area

- 77 affordable apartments and one manager's unit
- Developer: Palm Communities Corporation
- Must remain affordable for 55 years
- 8 units restricted to residents with incomes up to 30 percent of AMI, currently \$23,650 a year for a family of four
- 8 units restricted to residents with incomes up to 35 percent of AMI, currently \$27,600 a year for a family of four
- 8 units restricted to residents with incomes up to 40 percent of AMI, currently \$31,550 a year for a family of four
- 8 units restricted to residents with incomes up to 45 percent of AMI, currently \$35,500 a year for a family of four
- 8 units restricted to residents with incomes up to 50 percent of AMI, currently \$39,450 a year for a family of four

- 37 units restricted to residents with incomes up to 60 percent of AMI, currently \$47,340 a year for a family of four
- SDHC Loan \$4,905,000:
- \$2,895,000 from Inclusionary Housing Funds
- \$2,000,000 from federal HOME Investment Partnerships Program funds
- \$10,000 from Housing Trust Fund
- Total Development Cost: \$25 million
- Groundbreaking: April 4, 2013
- Estimated Construction Completion: September 2014

View Board Report HAR12-024 Mesa Commons Apartments Loan Recommendation 6.12.12

## Affordable Housing Fund Developments

#### Juniper Gardens - SDHC Partnership

4251 Juniper Street - City Heights

- 39 affordable apartments and one manager's unit
- Developer: Wakeland Housing and Development Corporation
- Must remain affordable for 55 years
- 4 units restricted to residents with incomes up to 30 percent of AMI, currently \$23,650 a year for a family of four
- 8 units restricted to residents with incomes up to 40 percent of AMI, currently \$31,550 a year for a family of four
- 16 units restricted to residents with incomes up to 50 percent of AMI, currently \$39,450 a year for a family of four

- 11 units restricted to residents with incomes up to 60 percent of AMI, currently \$47,340 a year for a family of four
- SDHC Loan \$2,839,132:
  - \$2,834,132 from federal HOME Investment Partnerships Program
  - \$5,000 from Housing Trust Fund
- Total Development Cost: \$12.3 million
- Completed: November 19, 2013

DISTANCE AND HONOR AND HON

View Board Report HAR12-012 Juniper Gardens Loan Request 2.28.12







Alpha Square Groundbreaking News Conference Highlights - 5.1.14 Video - 4:56

#### Multifamily Housing Revenue Bonds

SDHC authorized the issuance of \$81,170,000 in Multifamily Housing Revenue Bonds, administered by the State of California, in 2013.

These bonds provided funding for the construction of 417 new affordable housing units in the City:

- · Celadon on Ninth and Broadway
- COMM22 Family Housing
- COMM22 Senior Housing
- Fairbanks Square

The Housing Authority approved the bonds.

In addition, construction began on May 1, 2014, for Alpha Square
Apartments, with bond funding. Construction was completed on
December 30, 2013, for Fairbanks Commons, with bonds issued in 2012.

Repayment of the Multifamily Housing Revenue Bonds is secured by private sources, such as project revenues.

SDHC, the Housing Authority and the City are not financially liable for the bonds.

Interest income from the bonds is exempt from state and federal taxes. This enables multifamily affordable housing developers to obtain below-market financing.

Multifamily Housing Revenue Bonds also qualify affordable housing developments for federal tax credits.

By December 31, 2013, SDHC administered a portfolio of \$545,149,815 in Multifamily Housing Revenue Bonds.

These bonds have helped fund the creation or preservation of 6,573 affordable housing units in the City since 1993.

Report
HCR14-004
Multifamily Bond
Program - Annual
Status Report for 2013
1.17.14

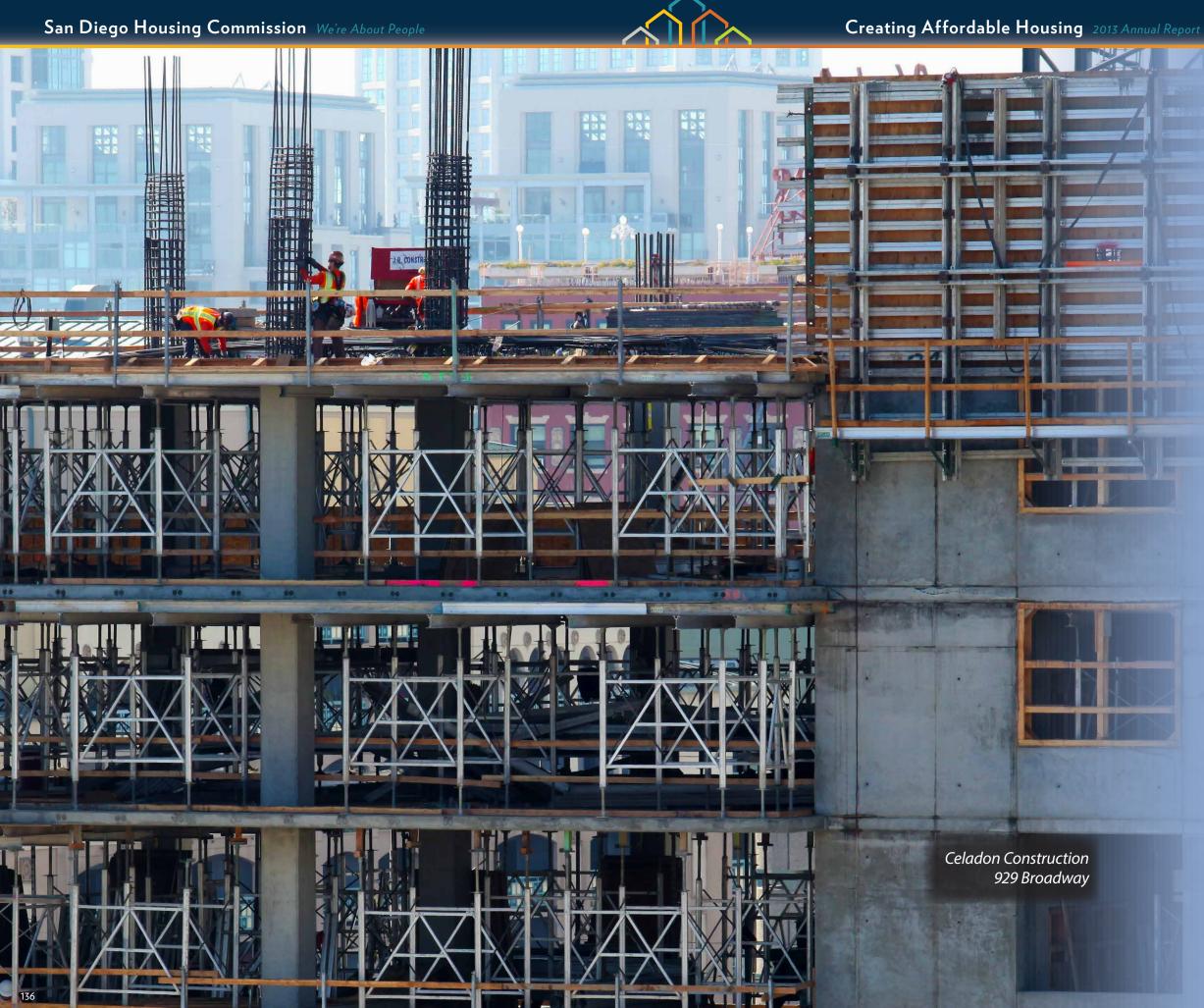
**View Board** 



View Board Report HAR14-007 Final Bond Authorization for Alpha Square 2.25,14







#### **Multifamily Housing** Revenue Bonds

#### Celadon at Ninth and Broadway -SDHC Partnership

929 Broadway – Downtown San Diego

- 120 affordable apartments and one manager's unit (part of the total development of 248 affordable apartments and two managers' units)
- Developer: BRIDGE Housing Corporation
- Must remain affordable for 55 years
- 49 units are restricted to residents with incomes up to 40 percent of AMI, currently \$22,100 a year for one person
- 11 units are restricted to residents with incomes up to 50 percent of AMI, currently \$27,650 a year for one person
- 60 units are restricted to residents with incomes up to 60 percent of AMI, currently \$33,180 a year for one person
- \$21.6 million in Multifamily Housing Revenue Bonds (toward development of 121 apartments on floors 8-17)
- Total Development Cost: \$38.1 million (for **Multifamily Housing** Revenue Bondfinanced portion of the development)
- SDHC has also awarded 88 federal Project-Based Housing Vouchers to support housing for adults who are at risk of homelessness (Estimated annual value: \$875,424)

View Board **Report** HAR12-043 Broadway 11.27.12

- 25 of the 88 apartments are targeted for adults and youth with mental illness
- Estimated Construction Completion: January 2015





Fairbanks Commons Grand Opening News Conference Highlights - 2.25.14 Video - 3:53

#### Multifamily Housing Revenue Bonds

#### Fairbanks Commons - SDHC Partnership

15870 Camino San Bernardo – Black Mountain Ranch

• 163 affordable apartments and two managers' units

**View Board** 

Report

HAR12-047

Final Bond

**Authorization** 

for Fairbanks

Commons

11.27.12

- Developer: Chelsea Investment Corporation
- Must remain affordable for 55 years
- 17 units are restricted to residents with incomes up to 50 percent of AMI, currently \$39,450 a year for a family of four
- 146 units are restricted to residents with incomes up to 60 percent of AMI, currently \$47,340 a year for a family of four
- \$35.9 million in Multifamily Housing Revenue Bonds
- Total Development Cost: \$51 million
- Completed: December 30, 2013

#### Fairbanks Square - SDHC Partnership

16050 Potomac Ridge Road - Black Mountain Ranch

- 98 affordable apartments for seniors and two managers' units
- Developer: Chelsea Investment Corporation
- Must remain affordable for 55 years
- 10 units are restricted to residents with incomes up to 50 percent of AMI, currently \$27,650 a year for one person
- 88 units are restricted to residents with incomes up to 60 percent of AMI, currently \$33,180 a year for one person
- \$15.37 million in Multifamily Housing Revenue Bonds
- Total Development Cost: \$26.7 million
- Estimated Construction Completion: December 2014



View Board Report HAR13-026 Final Bond **Authorization for** Fairbanks Square 10.28.13



#### Multifamily Housing Revenue Bonds

|       | Multifamily Housing Revenue Bond Issuance 2010-2013 |                                      |                             |  |
|-------|---|--------------------------------------|-----------------------------|--|
| Years | Multifamily Housing<br>Revenue Bonds Issued         | Number of Affordable<br>Developments | Affordable Units Restricted |  |
| 2013  | \$81,170,000  | Four                                 | 417                         |  |
| 2012  | \$40,925,000  | Two                                  | 216                         |  |
| 2011  | \$41,087,180  | Four                                 | 383                         |  |
| 2010  | \$5,400,000   | One                                  | 30                          |  |

#### COMM22 Senior Housing - SDHC Partnership

690 Beardsley Street – Logan Heights

SDHC authorized the issuance of \$15.5 million in Multifamily Housing Revenue Bonds, administered by the State, toward the \$28.5 million total development cost for 69 affordable apartments and one manager's unit. The Housing Authority approved the bonds.

#### COMM22 Family Housing - SDHC Partnership

2225 and 2325 Commercial Street – Logan Heights

SDHC authorized the issuance of \$28.7 million in Multifamily Housing Revenue Bonds, administered by the State, toward the \$57.1 million total development cost for 128 affordable apartments and two managers' units. The Housing Authority approved the bonds.





#### **HOME Investment Partnerships Program**

The federal HOME Investment Partnerships Program (HOME) provides funding to help construct or rehabilitate affordable apartments and to assist first-time homebuyers.

SDHC administers HOME funds for the City of San Diego.

Affordable housing developments under construction or completed in 2013 with HOME funds from SDHC included:

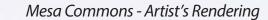


View Chart SDHC HOME Rental Housing Developments & Rehabilitation Loans 5.12.14



Building G South Elevation

MESA COMMONS



141

#### Mesa Commons - SDHC Partnership

6456-6470 El Cajon Boulevard - College Area

HOME funds made up \$2 million of SDHC's \$4,905,000 loan toward the development of 77 affordable apartments and one manager's unit.

#### COMM22 Senior Housing - SDHC Partnership

690 Beardsley Street – Logan Heights

HOME funds made up \$4,190,000 of SDHC's \$4,200,000 loan toward the development of this affordable housing.

#### Juniper Gardens - SDHC Partnership

4251 Juniper Street – City Heights

SDHC's loan of \$2,844,132 toward the renovation of 39 affordable apartments and one manger's unit included \$2,839,132 in HOME funds.



**Building A Court Elevation** 



**Building F West Elevation** 





Wendy - First-Time Homebuyer - 4.3.14

Video - 1:06

#### First-Time Homebuyer Program

Owning a home was "something that I thought was never going to happen," said Wendy, thinking back to the years she, her husband, Shawn, and their daughter, Madison, occupied a guest house behind her mother's home.

"It would have taken us a really long time to save the money that we would have needed," Wendy said. With Shawn earning the only income in the household, she added, even a monthly mortgage looked out of reach.

Then Wendy and Shawn heard about SDHC's First-Time Homebuyer Program, which helps low- and moderate-income San Diegans achieve the dream of home ownership in the City.

Now they're living in a four-bedroom townhome in San Diego's Paradise Hills neighborhood with their pit bull, Sharkey, their cat, Spike, and the warm feeling that comes from having a place to call your own.

SDHC's First-Time Homebuyer Program assists San Diegans who have not owned a home in the past three years or more, and who meet income-eligibility requirements.

Mortgage Credit Certificates provide federal income tax credits of 15 or 20 percent



View Board Report HAR14-022 Proposed FY2014 Budget Revision -Homeownership 5.20.14

## First-Time Homebuyer Program

#### 3% Interest, Deferred-Payment Loan

- Buyers earning no more than 100 percent of AMI may qualify for a deferred-payment, second trust deed loan of up to 17 percent of the purchase price, with the interest rate set at 3 percent.
- No payments are required for 30 years, unless the owner sells or no longer occupies the home; at which time the principal balance, including accrued interest, must be repaid.
- To qualify, the buyer must obtain a fixed-rate, first trust deed loan; have adequate income and a good credit rating; and provide a minimum down payment of 3 percent.

# Closing Costs Assistance Grants

- Buyers earning no more than 80 percent of AMI are eligible for up to \$15,000 or 4 percent of the purchase price, whichever is less.
- Buyers earning up to 100
  percent of AMI are eligible for
  up to \$10,000 or 4 percent of the
  purchase price, whichever is less.
- Grants must be repaid if the home is sold, refinanced or no longer owner-occupied within the first six years, after which they are forgiven.

# Mortgage Credit Certificates

- Qualified homebuyers with income not exceeding 140 percent of AMI may claim a federal income tax credit.
- Buyers earning 80 percent of AMI or less or buying in a specified neighborhood may claim a tax credit of 20 percent of the annual interest paid on their mortgage; all other buyers receive a tax credit of 15 percent.
- The reduced tax burden helps the buyer qualify for a mortgage because it boosts net earnings.
- Buyers may have to repay the tax if they sell the home within the first nine years.

of the mortgage interest paid, increasing net income. "That helps us month-to-month," Wendy said, "just having the extra money, getting used to having the new mortgage."

Down-payment and closing-costs assistance also helped the family obtain a loan.

Since August 13, 1990, when SDHC's First-Time Homebuyer Program began, through December 31, 2013, the program assisted 5,236 families.

In 2013, Wendy and Shawn were among 114 families assisted with a combined total of \$7,682,337 in loans, grants and Mortgage Credit Certificates.

Wendy and Shawn lost no time putting a personal stamp on their home after moving into it in October 2013, when Madison was 4 years old. There's new lantana in the outdoor garden. Inside, old skateboard decks collected from friends and other places decorate one wall.

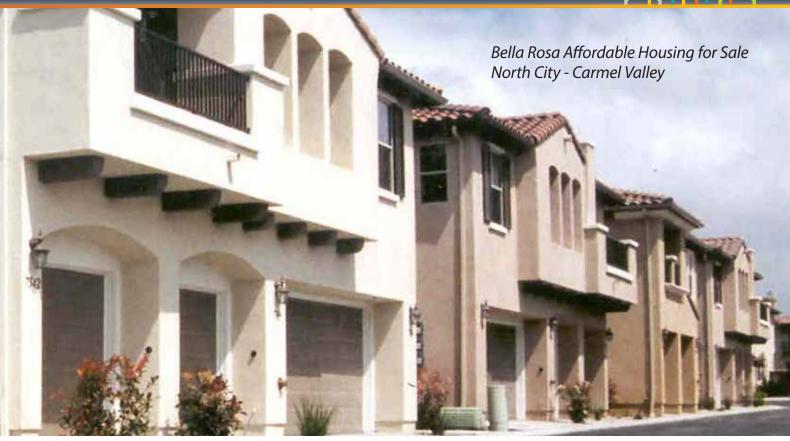
Wooden blocks above the mantle spell "FAMILY." And a wall outside the kitchen was transformed into a distinctive floor-to-ceiling chalkboard, which Madison decorates with illustrations of upcoming holidays.

The upgrades and repairs will continue with additional weekend projects. "Lots of big plans for the future," Wendy said.

Any lending institution may participate in SDHC's First-Time Homebuyer Program after attending a training workshop.







# Affordable For-Sale Housing

SDHC administers the Affordable For-Sale Housing Program in the City, which helps low- or moderate-income buyers acquire a home at a price that is below market value.

Homes in six developments in two City communities—Carmel Valley and North Park—are subject to long-term affordability restrictions:

#### **North Park**

- 45 years
- Two developments
- 59 units
- Affordable to buyers with incomes up to 120 percent of AMI, currently \$87,250 for a family of four

#### **Carmel Valley**

- 55 years
- Four developments
- 198 units
- Affordable to buyers with incomes up to 80 percent of AMI, currently \$63,100 for a family of four

# **Direct Purchase Program**

Low- and moderate-income first-time homebuyers benefit from SDHC's Direct Purchase Program. Through this program, SDHC acquires foreclosed homes, which SDHC then resells to first-time homebuyers.

SDHC must pay 1 percent below the market value of the foreclosed home to buy it. The home must be sold by SDHC to a qualified first-time homebuyer for no more than the amount SDHC expended to buy it, including fees and closing costs.

Through the Direct Purchase Program, SDHC acquired one home in 2013 and sold two homes to first-time homebuyers.

# **SDHC Loan Portfolio**

The default rate for loans in the SDHC Loan Portfolio is 0.66 percent, compared to the loan industry standard of 1.5 percent to 2 percent.

| Total Loan Portfolio: \$314,014,907 (December 31, 2013) |                |                 |              |  |  |  |  |
|---|----------------|-----------------|--------------|--|--|--|--|
| Loan Type   | Loan Portfolio | Number of Loans | Default Rate |  |  |  |  |
| First-Time Homebuyers                                   | \$46,138,632   | 1,353           | 0.46%        |  |  |  |  |
| Multifamily Rental<br>Developments                      | \$191,227,101  | 132             | 0.95%        |  |  |  |  |
| Home Rehabilitation                                     | \$16,656,940   | 988             | 0.44%        |  |  |  |  |
| Affordable For-Sale<br>Housing Program                  | \$59,992,234   | 281             | 0.00%*       |  |  |  |  |
| TOTAL   | \$314,014,907  | 2,754           | 0.66%        |  |  |  |  |

| <u> </u>   | NFORMATION  | AL REPORT  |
|--|---|--|
| DATE BOILED  | Releasey 5, 2014  | REPORT NO. SCHOOL  |
| ATTENTION:   | Chair and Monteurs of the Ne<br>Northe Agenda of March 14,  | n Diego Housing Commission<br>2014   |
| NUMBER   | Salan of Loan Postalin - Sau  | and Quarter Flood Year 2016  |
| COUNCIL DOOR   | BCT: Citywide   |  |
| MOACTION   | IN REQUIRED ON THE PAR  | FOR THE BOCKING CONDIDORON   |
| of loss to     of loss to     of loss to     of loss to        | maing Commission proposes que<br>aded during the reporting period<br>insures for 30 days, or more   | ng Commission) Lending Authority Policy<br>etnely septem listing the differenting  |
| Acol December 11   | 2013, the lose portfolio total of   | \$314,614,987. The possible has low  |
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| nate and load more<br>General Lending As<br>a Prominenty Note: | in, all program least are appro-<br>silizately Policy No. 600, 101. To<br>that experience, the difference has<br>based, and (1) the artical alleria | lessing Program, are limited using livlated,<br>rel and limited in accominute with the<br>r Allindrike Fox-Sale Hanning Program us<br>some jel-the livlate musles value of the program<br>lefe prior paid to punchase the program; |
|  | puries of Final Year 2014 (Octo<br>on generated 76 form and grants<br>of the second assets are briefly di   | the 1, 2011 - December 11, 2013) the<br>totalog \$1,902,012 (Attachment I). The<br>model below   |

**View Board** Report HCR14-023 Status of Loan Portfolio 3.14.14

\*Any defaulted Affordable For-Sale Housing Program loans are not funds actually disbursed by SDHC. The promissory note for the affordable restricted units represents the difference between the fair market value of the property at the time of the original purchase and the actual affordable price paid to purchase the property.





# SDHC "Home Safe Home" Program

Parents in Logan Heights took advantage of free testing to detect childhood lead poisoning during an SDHC partnership event on February 26, 2013.

Among the 79 children tested at King-Chavez Primary Academy in Logan Heights, one child tested positive for high levels of lead.

Since 2010 more than 600 children have been tested for elevated blood-lead levels at community events conducted by SDHC's "Home Safe Home" program in collaboration with the Environmental Health Coalition and

La Maestra Community Health Centers.



Report HCR12-112

Contract 10.12.12

**View Board** Lead-Based Paint **Hazard Control Grant Activities** 

The blood-lead level testing events are made possible by a \$2.48 million grant HUD awarded to SDHC on March 23, 2012.

| HUD Lead-Based Paint Hazard Control Grants |                 |  |  |  |  |  |
|--|-----------------|--|--|--|--|--|
| GRANT YEAR                                 | GRANT AMOUNT    |  |  |  |  |  |
| 2002                                       | \$1.89 million  |  |  |  |  |  |
| 2005                                       | \$7.0 million   |  |  |  |  |  |
| 2008                                       | \$7.0 million   |  |  |  |  |  |
| 2010                                       | \$4.1 million   |  |  |  |  |  |
| 2012                                       | \$2.48 million  |  |  |  |  |  |
| Total                                      | \$22.47 million |  |  |  |  |  |

Blood-lead levels can be detected easily with noninvasive portable Lead Care II blood analyzers.

SDHC bought two analyzers in 2010 for a total cost of \$4,740.

The blood analyzers require only a small pinprick to a child's finger and provide results within three minutes.

Families with children who test positive are referred for further medical evaluation and treatment.

Read the news release – 2.26.13.

| Blood Testing Events April 28, 2010 - February 26, 2013           |                    |                 |                 |  |  |  |  |  |  |
|---|--------------------|-----------------|-----------------|--|--|--|--|--|--|
| LOCATION  | DATE               | CHILDREN TESTED | TESTED POSITIVE |  |  |  |  |  |  |
| Sherman Heights Community Center                                  | April 28-29, 2010  | 128             | 4               |  |  |  |  |  |  |
| Cherokee Point Elementary School                                  | October 27, 2010   | 82              | 1               |  |  |  |  |  |  |
| King-Chavez Primary Academy                                       | April 14, 2011     | 116             | 2               |  |  |  |  |  |  |
| Euclid Medical Center   | September 17, 2011 | 24              | 0               |  |  |  |  |  |  |
| Environmental Health Coalition Health Fair (Cesar Chavez Park)    | September 24, 2011 | 12              | 0               |  |  |  |  |  |  |
| Fiesta del Sol (Cesar Chavez Park)                                | August 11, 2012    | 126             | 4               |  |  |  |  |  |  |
| National Lead Prevention Week<br>(Neighborhood House Association) | October 25, 2012   | 79              | 1               |  |  |  |  |  |  |
| King-Chavez Primary Academy                                       | February 26, 2013  | 79              | 1               |  |  |  |  |  |  |
| Total   |                    | 646             | 13              |  |  |  |  |  |  |



University Heights Rehab - Before

University Heights Rehab - After

# "Healthy Homes" Homes Protects Families

Ophelia Basgal, HUD's Western Regional Administrator, met with SDHC, the Environmental Health Coalition, the County of San Diego and local HUD officials at HUD's San Diego office on September 25, 2013, to hear about lead-hazard control programs in the City and County of San Diego.

Funded by HUD grants, SDHC's "Home Safe Home" program focuses on home repairs, such as:

- Removing or neutralizing toxic lead paint at homes frequented by children age 6 or younger;
- · Identifying and eliminating other health and safety issues in single-family homes; and
- Making health and safety improvements for mobile home owners.

SDHC's "Home Safe Home" program also provides "Healthy Homes" rehabilitation to address safety hazards in the home, such as:

- · Pests;
- Electrical Dangers;
- · Fire;
- Mold and Moisture;
- · Poor indoor air quality that can cause asthma or allergies; and
- Debris and unsafe conditions that can cause unintentional injuries.

In 2013, 173 residences were rehabilitated at a cost of \$1.5 million.

Since 1980, SDHC has provided more than \$109 million in federal, state and local loans and grants for home rehabilitation.

These resources have allowed 12,086 low-income owners to improve their properties.

Financial assistance is provided to only low-income homeowners and to landlords with units for low-income families in the City.

The types of financial assistance that SDHC provides include:

- Zero-interest, deferred-payment loans up to \$25,000 for single-unit properties occupied by very lowincome owners; no loan payments are required until the property is sold or new loans are made against the property; and
- Mobile Home Repair Grants up to \$5,500 for health and safety repairs.

Deferred-payment loans of up to \$25,000 at 3 percent interest, which are forgivable over 10 years, are also targeted to eight former redevelopment areas:

- City Heights;
- College Grove;
- Crossroads;
- · Grantville;
- · Linda Vista;
- · North Park;
- San Ysidro; and
- · Southeastern Part of the City.





| ASSETS   | June 30, 2         |                 |
|--|--------------------|-----------------|
| Current assets   | Primary Government | Component Units |
| Cash and cash equivalents  | \$16,086,416       | \$1,993,812     |
| Restricted cash and cash equivalents                             | 3,601,467          | 49,108          |
| Short-term investments   | 14,042,187         |                 |
| Accounts receivable - tenants, net                               | 529,079            | 89,250          |
| Accounts receivable - funding sources                            | 7,245,053          |                 |
| Accounts receivable - other                                      | 1,198,097          |                 |
| Notes and mortgages receivable, current portion                  | 287,915            |                 |
| Accrued interest receivable - investments                        | 96,273             |                 |
| Prepaid items and other assets                                   | 915,035            | 31,078          |
| Total current assets   | 44,001,522         | 2,163,248       |
| Noncurrent assets  |                    |                 |
| Long-term investments  | 84,263,628         |                 |
| Accrued interest receivable - notes and mortgages receivable     | 30,691,536         |                 |
| Notes and mortgages receivable, net of allowance for loan losses | 244,109,558        |                 |
| Accounts receivable - other, net                                 | -                  | 273,066         |
| Investment in partnerships                                       | -                  | 28,80           |
| Other assets   | 1,907,969          | 1,368,432       |
| Capital assets not being depreciated                             | 64,890,342         | 2,423,662       |
| Capital assets, net of accumulated depreciation                  | 100,906,105        | 11,790,892      |
| Total noncurrent assets  | 526,769,138        | 15,884,853      |
| Total assets   | \$570,770,660      | \$18,048,101    |
|  |                    |                 |
| LIABILITIES  Current liabilities                                 |                    |                 |
| Accounts payable   | \$3,669,458        | \$129,376       |
| Accounts payable - funding sources                               | 596,439            | 7127,370        |
| Accrued payroll and benefits                                     | 1,194,517          |                 |
| Accrued compensated absences                                     | 1,594,188          |                 |
| Accrued interest payable   | 552,053            | 24,046          |
| Notes payable, current portion                                   | 1,571,717          | 88,183          |
| Deposits payable   | 1,571,717          | 00,10.          |
| Unearned revenue   | 1,675,291          | 46,646          |
| Other current liabilities  | 1,839,933          | 13,119          |
| Total current liabilities  | 12,446,958         | 1,493,617       |
| Noncurrent liabilities   |                    |                 |
| Notes payable, net of current portion                            | 113,749,823        | 12,977,791      |
| Other liabilities  | 520,095            | 1,620,297       |
| Total noncurrent liabilities                                     | 114,269,918        | 14,598,088      |
| Total liabilities  | \$126,716,876      | \$16,091,705    |
| Total Habilities   | \$120,710,070      | \$10,091,703    |
| NET POSITION   | 55 200 5 45        |                 |
| Net investment in capital assets                                 | 55,290,545         |                 |
| Restricted  Reserve for LIOME reserve six black                  | 440,000,000        |                 |
| Reserve for HOME notes receivable                                | 140,982,267        |                 |
| Reserve for NSP notes receivable                                 | 7,093,655          |                 |
| Reserve for replacement reserves                                 | 2,848,103          |                 |
| Reserve for VASH, DVP and FUP housing assistance payments        | 520,131            |                 |
| Total restricted   | 151,444,156        | 1,956,396       |
| Unrestricted   | 237,319,083        |                 |

<sup>\*</sup> Housing Development Partners of San Diego (HDP) is included in SDHC financials as discretely presented component units effective July 1, 2011

#### **SDHC Income and Rent Calculations**

#### SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

#### U.S. Department of Housing and Urban Development 2014 SAN DIEGO MEDIAN INCOME:

\$72,700

Note: The table contains income limits for 2014 extremely low, very low and low income, as adjusted for family size and other factors adopted and amended from time to time by the U.S. Department of Housing and Urban Development (HUD). HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

|                |           | Extremely Low Income  30% AMI  (Adjusted by HUD) |                            |        | 35% AMI<br>(Adjusted by HUD) |                               |                            |        | 40%<br>(Adjusted | AMI<br>by HUD)                |                            |                    |
|----------------|-----------|--|----------------------------|--------|------------------------------|-------------------------------|----------------------------|--------|------------------|-------------------------------|----------------------------|--------------------|
| Family<br>Size | Unit Size | ANNUAL<br>INCOME <sup>1</sup>                    | GROSS<br>RENT <sup>2</sup> | TCAC*3 |                              | ANNUAL<br>INCOME <sup>1</sup> | GROSS<br>RENT <sup>2</sup> | TCAC*3 |                  | ANNUAL<br>INCOME <sup>1</sup> | GROSS<br>RENT <sup>2</sup> | TCAC* <sup>3</sup> |
| ONE            | STUDIO    | \$16,600   | \$415                      | \$414  |                              | \$19,300                      | \$483                      | \$483  |                  | \$22,100                      | \$553                      | \$553              |
| TWO            | 1-BR      | \$18,950   | \$474                      | \$444  |                              | \$22,100                      | \$553                      | \$518  |                  | \$25,250                      | \$631                      | \$592              |
| THREE          | 2-BR      | \$21,300   | \$533                      | \$533  |                              | \$24,850                      | \$621                      | \$622  |                  | \$28,400                      | \$710                      | \$711              |
| FOUR           | 3-BR      | \$23,650   | \$591                      | \$615  |                              | \$27,600                      | \$690                      | \$718  |                  | \$31,550                      | \$789                      | \$821              |
| FIVE           | 4-BR      | \$25,550   | \$639                      | \$687  |                              | \$29,800                      | \$745                      | \$801  |                  | \$34,050                      | \$851                      | \$916              |
| SIX            | 5-BR      | \$27,450   | \$686                      | \$757  |                              | \$32,000                      | \$800                      | \$884  |                  | \$36,600                      | \$915                      | \$1,010            |
| SEVEN          | 6-BR      | \$29,350   | \$734                      |        |                              | \$34,200                      | \$855                      |        |                  | \$39,100                      | \$978                      |                    |
| EIGHT          |           | \$31,250   |                            |        |                              | \$36,450                      |                            |        |                  | \$41,650                      |                            |                    |

|                |           | Very Low Income 50% AMI (Adjusted by HUD) |                            |         | 60% AMI (Adjusted by HUD)  |                               |                            | (Adi    | 65%<br>usted by HUI |                               |                            |                             |
|----------------|-----------|---|----------------------------|---------|----------------------------|-------------------------------|----------------------------|---------|---------------------|-------------------------------|----------------------------|-----------------------------|
| Family<br>Size | Unit Size | ANNUAL<br>INCOME <sup>1</sup>             | GROSS<br>RENT <sup>2</sup> | TCAC*3  | "Low<br>HOME" <sup>3</sup> | ANNUAL<br>INCOME <sup>1</sup> | GROSS<br>RENT <sup>2</sup> | TCAC*3  |                     | ANNUAL<br>INCOME <sup>1</sup> | GROSS<br>RENT <sup>2</sup> | "High<br>HOME" <sup>3</sup> |
| ONE            | STUDIO    | \$27,650                                  | \$691                      | \$691   | \$706                      | \$33,180                      | \$830                      | \$829   |                     | \$35,900                      | \$898                      | \$900                       |
| TWO            | 1-BR      | \$31,600                                  | \$790                      | \$740   | \$756                      | \$37,920                      | \$948                      | \$888   |                     | \$41,050                      | \$1,026                    | \$967                       |
| THREE          | 2-BR      | \$35,550                                  | \$889                      | \$888   | \$908                      | \$42,660                      | \$1,067                    | \$1,066 |                     | \$46,150                      | \$1,154                    | \$1,167                     |
| FOUR           | 3-BR      | \$39,450                                  | \$986                      | \$1,026 | \$1,053                    | \$47,340                      | \$1,184                    | \$1,231 |                     | \$51,300                      | \$1,283                    | \$1,340                     |
| FIVE           | 4-BR      | \$42,650                                  | \$1,066                    | \$1,145 | \$1,177                    | \$51,180                      | \$1,280                    | \$1,374 |                     | \$55,400                      | \$1,385                    | \$1,475                     |
| SIX            | 5-BR      | \$45,800                                  | \$1,145                    | \$1,263 | \$1,300                    | \$54,960                      | \$1,374                    | \$1,515 |                     | \$59,500                      | \$1,488                    | \$1,609                     |
| SEVEN          | 6-BR      | \$48,950                                  | \$1,224                    |         | \$1,421                    | \$58,740                      | \$1,469                    |         |                     | \$63,600                      | \$1,590                    | \$1,743                     |
| EIGHT          |           | \$52,100                                  |                            |         |                            | \$62,520                      |                            |         |                     | \$67,700                      |                            |                             |

|                |           |                               |                            | Low In                        | come                       |   |                            |                               |                            |  |
|----------------|-----------|-------------------------------|----------------------------|-------------------------------|----------------------------|---|----------------------------|-------------------------------|----------------------------|--|
|                |           | 70% AMI                       |                            | 80%                           | 80% AMI                    |   | %                          | 120% AMI                      |                            |  |
| Family<br>Size | Unit Size | (Adjusted by                  | y HUD)                     | D) (Adjusted by HUD)          |                            | Area Median Income (No<br>HUD adjustment) |                            | (No HUD adjustment)           |                            |  |
|                |           | ANNUAL<br>INCOME <sup>1</sup> | GROSS<br>RENT <sup>2</sup> | ANNUAL<br>INCOME <sup>1</sup> | GROSS<br>RENT <sup>2</sup> | ANNUAL<br>INCOME <sup>1</sup>             | GROSS<br>RENT <sup>2</sup> | ANNUAL<br>INCOME <sup>1</sup> | GROSS<br>RENT <sup>2</sup> |  |
| ONE            | STUDIO    | \$38,700                      | \$968                      | \$44,200                      | \$1,105                    | \$50,900                                  | \$1,273                    | \$61,100                      | \$1,528                    |  |
| TWO            | 1-BR      | \$44,200                      | \$1,105                    | \$50,500                      | \$1,263                    | \$58,150                                  | \$1,454                    | \$69,800                      | \$1,745                    |  |
| THREE          | 2-BR      | \$49,750                      | \$1,244                    | \$56,800                      | \$1,420                    | \$65,450                                  | \$1,636                    | \$78,550                      | \$1,964                    |  |
| FOUR           | 3-BR      | \$55,250                      | \$1,381                    | \$63,100                      | \$1,578                    | \$72,700                                  | \$1,818                    | \$87,250                      | \$2,181                    |  |
| FIVE           | 4-BR      | \$59,650                      | \$1,491                    | \$68,150                      | \$1,704                    | \$78,500                                  | \$1,963                    | \$94,250                      | \$2,356                    |  |
| SIX            | 5-BR      | \$64,100                      | \$1,603                    | \$73,200                      | \$1,830                    | \$84,350                                  | \$2,109                    | \$101,200                     | \$2,530                    |  |
| SEVEN          | 6-BR      | \$68,500                      | \$1,713                    | \$78,250                      | \$1,956                    | \$90,150                                  | \$2,254                    | \$108,200                     | \$2,705                    |  |
| EIGHT          |           | \$72,950                      |                            | \$83,300                      |                            | \$95,950                                  |                            | \$115,150                     |                            |  |

<sup>\*</sup> TCAC = Tax Credit Allocation Committee

- 1. Annual Income = Gross annual income adjusted by family size for Area Median Income (AMI) level. May contain additional adjustments as determined annually by HUD.
- 2. Gross rent minus utility allowance = maximum cash rent. See the "San Diego Housing Commission Utility Allowance Schedule" to calculate the utility allowance based on the project's actual utility mix.
- 3. For projects with multiple funding sources, use the lowest rents applicable and/or apply HUDs MTSP "Hold Harmless" policy. "Low HOME" and "High HOME" rents effective May 1, 2014.

Note: Due to the Housing and Economic Recovery Act of 2008 the data presented in this chart may not be applicable to projects financed with Section 42

Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds (MTSP). If you believe your affordable housing project is affected by this change and have questions regarding the 2014 Rent & Income limits, please contact Irma Betancourt at irmab@sdhc.org.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development very low income figures published December 18, 2013. HOME Rents effective May 1, 2014.

Revised:04/16/14:ib





|     | Address                | No. Units | Zip   |
|-----|------------------------|-----------|-------|
| 1.  | 1st Ave 3501           | 22        | 92103 |
| 2.  | 5th Ave                | 130       | 92101 |
| 3.  | 30th St 2932           | 5         | 92104 |
| 4.  | 30th St 3012           | 5         | 92104 |
| 5.  | 30th St 3030           | 5         | 92104 |
| 6.  | 30th St 3217           | 5         | 92104 |
| 7.  | 32nd St 4729           | 5         | 92104 |
| 8.  | 33rd St 4541 #1-8      | 8         | 92116 |
| 9.  | 33rd St 4632           | 5         | 92116 |
| 10. | 33rd St 4751           | 8         | 92116 |
|     |                        |           |       |
| 11. | 34th St (4720-22)      | 3         | 92116 |
| 12. | 35th St (4756-58)      | 4         | 92116 |
| 13. | 36th St 4254           | 5         | 92104 |
| 14. | 37th St 4164 #1-8      | 8         | 92105 |
| 15. | 38th St 4343           | 5         | 92105 |
| 16. | 38th St (4575-79)      | 8         | 92116 |
| 17. | 39th St 3010 #A-B      | 2         | 92105 |
| 18. | 42nd St 3617-3619      | 4         | 92105 |
| 19. | 44th St 2420 #A-H      | 8         | 92105 |
| 20. | 44th St 2628-2630      | 8         | 92105 |
| 21. | 44th St 2716-2718      | 4         | 92105 |
| 22. | 44th St 2734-2736      | 4         | 92105 |
| 23. | 44th St 4225 #1-6      | 6         | 92115 |
| 24. | 44th St 4262-4268      | 4         | 92115 |
| 25. | 45th St 4261 #1-6      | 6         | 92115 |
| 26. | 47th St 4078 #A-D      | 4         | 92105 |
| 27. | 48th St 4286-4292      | 4         | 92115 |
| 28. | 51st St 4566           | 5         | 92115 |
| 29. | 54th St 3051           | 7         | 92105 |
| 30. | A St 3280              | 2         | 92102 |
| 31. | Alabama St 3755-3761   | 8         | 92104 |
| 32. | Alaquinas Dr 2005-2065 | 66        | 92173 |
| 33. | Altadena Ave 4164      | 6         | 92105 |
| 34. | Altadena Ave 4207-4209 | 2         | 92115 |
| 35. | Altadena Ave 4479-4481 | 8         | 92115 |
| 36. | Altadena Ave 4560      | 8         | 92115 |
| 37. | Arey Dr 4123           | 1         | 92154 |
| 38. | Arizona St 4080        | 4         | 92104 |
| 39. | Averil Rd 121-125      | 14        | 92173 |
| 40. | Bancroft St 3974-3984  | 14        | 92104 |
| 41. | Belden St 7705-7795    | 243       | 92111 |
| 42. | Boston Ave 2883        | 5         | 92113 |
| 43. | Boston Ave 2955        | 5         | 92113 |
| 44. | C St                   | 73        | 92101 |

|     | Address                                      | No. Units | Zip   |
|-----|--|-----------|-------|
| 45. | Calle Primera 178-190                        | 71        | 92173 |
| 46. | Camulos St (3222-24)                         | 12        | 92110 |
| 47. | Cardinal Rd 2766                             | 2         | 92123 |
| 48. | Chamone Ave 4147-4157                        | 6         | 92105 |
| 49. | Cherokee Ave 3850                            | 5         | 92104 |
| 50. | Cherokee Ave 4054-4060 1/2                   | 8         | 92104 |
| 51. | Cherokee Ave 4360                            | 5         | 92104 |
| 52. | Darwin Way 4314                              | 1         | 92154 |
| 53. | E. Jewett St 2326-2332                       | 4         | 92111 |
| 54. | Eastman St 7105-7120                         | 36        | 92111 |
| 55. | Ebersole Dr 4334                             | 1         | 92154 |
| 56. | El Cajon Blvd 4395                           | 33        | 92105 |
| 57. | El Camino Real (12643-87)                    | 45        | 92130 |
| 58. | Enero St 4181                                | 1         | 92154 |
| 59. | Fairmount Ave (2477-2477 1/2 )/<br>2479-2481 | 4         | 92105 |
| 60. | Figueroa Ave 2701-2711                       | 6         | 92109 |
| 61. | Florida St 4081-4087 1/2                     | 8         | 92104 |
| 62. | Front St 2170-2172                           | 34        | 92101 |
| 63. | Fulton St (7526-80)                          | 31        | 92111 |
| 64. | Genesee Ave 2615-2665                        | 11        | 92111 |
| 65. | Georgia St 4450-4456 1/2                     | 8         | 92116 |
| 66. | Glenhaven St 8637-8643                       | 4         | 92123 |
| 67. | Glenhaven St 8649-8655                       | 4         | 92123 |
| 68. | Glenhaven St 8661-8667                       | 4         | 92123 |
| 69. | Glenhaven St 8701-8707                       | 4         | 92123 |
| 70. | Golfcrest Dr 7891-7899                       | 9         | 92119 |
| 71. | Grand Ave 2045-2049                          | 6         | 92109 |
| 72. | Grim Ave 3350-56 1/2                         | 8         | 92104 |
| 73. | Grove Ave 2381-2389                          | 41        | 92154 |
| 74. | Hamilton St 4637-4643 1/2                    | 8         | 92116 |
| 75. | Hawthorn St 3081-3083                        | 4         | 92104 |
| 76. | Highland Ave 4416 #1-8                       | 8         | 92115 |
| 77. | Hollister St 1351-1359                       | 20        | 92154 |
| 78. | Hornblend St 2644                            | 5         | 92109 |
| 79. | Hurlbut St 8714-8720                         | 4         | 92123 |
| 80. | Hurlbut St 8726-8732                         | 4         | 92123 |
| 81. | Ilexey Ave 1170                              | 1         | 92154 |
| 82. | Ilexey Ave 1366                              | 1         | 92154 |
| 83. | Ivy St 3125                                  | 5         | 92104 |
| 84. | Juniper St 4205-4215                         | 20        | 92105 |
| 85. | Juniper St 4273-4283                         | 24        | 92154 |
| 86. | Kimsue Way 4230                              | 1         | 92154 |
| 87. | Kostner Dr 1255                              | 1         | 92154 |
|     |  |           |       |

#### **SDHC-Owned Affordable Housing**

|      | Address                         | No. Units | Zip   |
|------|---------------------------------|-----------|-------|
| 89.  | Layla Ct 4276                   | 1         | 92154 |
| 90.  | Layla Way 4256                  | 1         | 92154 |
| 91.  | Layla Way 4269                  | 1         | 92154 |
| 92.  | Layla Way 4274                  | 1         | 92154 |
| 93.  | Levant St 7085-7095             | 14        | 92111 |
| 94.  | Louisiana St 4381-4387          | 8         | 92104 |
| 95.  | Maple St 4390                   | 6         | 92105 |
| 96.  | Marcia Ct 4339                  | 1         | 92154 |
| 97.  | Marcwade Dr 4074                | 1         | 92154 |
| 98.  | Marcwade Dr 4150                | 1         | 92154 |
| 99.  | Marcwade Dr 4186                | 1         | 92154 |
| 100. | Marcwade Dr 4293                | 1         | 92154 |
| 101. | Marge Way 4239                  | 1         | 92154 |
| 102. | Marge Way 4331                  | 1         | 92154 |
| 103. | Marge Way 4334                  | 1         | 92154 |
| 104. | Market St 4451-4459             | 20        | 92102 |
| 105. | Maryland St 4131                | 24        | 92103 |
| 106. | Mason St 3919 #1-8              | 8         | 92110 |
| 107. | Maya Linda Rd 10101-10191       | 132       | 92126 |
| 108. | Meade Ave (2727-2729)/2739-2745 | 6         | 92116 |
| 109. | Meade Ave 5316                  | 30        | 92116 |
| 110. | Mira Mesa Blvd 8792-8816        | 10        | 92123 |
| 111. | Muir Ave 5071-5077 1/2          | 8         | 92107 |
| 112. | Naples St 4890                  | 4         | 92110 |
| 113. | Nevin St 1152                   | 1         | 92154 |
| 114. | Noeline Ave 8505                | 1         | 92114 |
| 115. | Oakcrest Dr 4050-4056           | 4         | 92105 |
| 116. | Old Memory Lane 5974            | 1         | 92114 |
| 117. | Orange Ave 5330                 | 71        | 92115 |
| 118. | Oregon St 4352 #1-8             | 8         | 92104 |
| 119. | Peterlynn Ct 4034               | 1         | 92154 |
| 120. | Peterlynn Dr 1232               | 1         | 92154 |
| 121. | Peterlynn Dr 1327               | 1         | 92154 |
| 122. | Peterlynn Dr 1405               | 1         | 92154 |
| 123. | Peterlynn Dr 1506               | 1         | 92154 |
| 124. | Peterlynn Dr 1530               | 1         | 92154 |
| 125. | Peterlynn Way 4024              | 1         | 92154 |
| 126. | Poplar St 4180-4182             | 9         | 92105 |
| 127. | Potomac St 6847                 | 172       | 92139 |
| 128. | Pulitzer Place 4055-4083        | 50        | 92122 |
| 129. | Rachael Ave 2325                | 3         | 92139 |
| 130. | Ransom St 1128                  | 1         | 92154 |
| 131. | Ransom St 1145                  | 1         | 92154 |

|      | Address                      | No. Units | Zip   |
|------|------------------------------|-----------|-------|
| 132. | Ransom St 1169               | 1         | 92154 |
| 133. | Rex Ave 5326-5328            | 4         | 92105 |
| 134. | Rex Ave 5330-5332 1/2        | 4         | 92105 |
| 135. | Santa Margarita St 5359-5389 | 32        | 92114 |
| 136. | Saranac St (7281-89)         | 7         | 92115 |
| 137. | Streamview Dr 5955 #1-4      | 4         | 92105 |
| 138. | Stu Ct 4233                  | 1         | 92154 |
| 139. | Sycamore Rd 281-289          | 24        | 92173 |
| 140. | Sycamore Rd 391-417          | 41        | 92173 |
| 141. | Sycamore Rd 402-412          | 24        | 92173 |
| 142. | Swift Ave (3755-57)          | 4         | 92104 |
| 143. | Tait St 6511-6517            | 4         | 92111 |
| 144. | Trojan Ave 5385-5389         | 3         | 92115 |
| 145. | Twining Ave 1041             | 1         | 92154 |
| 146. | Twining Ave 1144             | 1         | 92154 |
| 147. | Twining Ave 1250             | 1         | 92154 |
| 148. | Twining Ave 1317             | 1         | 92154 |
| 149. | Valeta St 4095 #A-D          | 4         | 92110 |
| 150. | Van Dyke 3630-32             | 4         | 92105 |
| 151. | Via Las Cumbres 2052-2098    | 84        | 92111 |
| 152. | Wilson Ave 4043              | 5         | 92104 |
|      | Total Units                  | 2,140     |       |

# **SDHC-Public Housing**

|    | Address                   | No. Units | Zip   |
|----|---------------------------|-----------|-------|
| 1. | 33rd St 325-415 south     | 40        | 92113 |
| 2. | Picador Blvd 605-695      | 78        | 92154 |
| 3. | Via Las Cumbres 2055-2095 | 36        | 92111 |
|    | Total Units               | 154       |       |

# Housing Development Partners, A San Diego Housing Commission Affiliate

|    | Address        | No. Units | Zip   |
|----|----------------|-----------|-------|
| 1. | 5th Ave 1345   | 17        | 92101 |
| 2. | 9th Ave 1055   | 156       | 92101 |
| 3. | 15th St 70     | 275       | 92101 |
| 4. | 52nd St 4321   | 88        | 92115 |
| 5. | 52nd Pl 5207   | 75        | 92105 |
| 6. | Logan Ave 4720 | 54        | 92113 |
| 7. | Market St 1245 | 280       | 92101 |
|    | Total Units    | 945       |       |

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Map and list can be viewed on SDHC website, www.sdhc.org





|                     | R                                | ental Housing Developments Funde                                 | d by the   | Afford   | lable H  | ousing Fι          | ınd (AHF) (P                                   | ermanent                            |                        |                        | Financing) |          |
|---------------------|----------------------------------|--|--|--|--|--------------------|--|-------------------------------------|------------------------|------------------------|------------|----------|
|                     |                                  |  | Housi  | Mixed  | t Fund (I  | HTF) Units         | -  |                                     | HTF Fund               | s                      |            |          |
| Council<br>District | Fiscal<br>Year<br>Com-<br>pleted | Development Name   | Total<br>Non-<br>Housing<br>Impact<br>Fee HTF<br>Units | Housing<br>Impact<br>Fee &<br>other<br>HTF<br>funding<br>Units | Housing<br>Impact<br>Fee<br>Units                | Total HTF<br>Units | Inclusionary<br>Housing<br>Fund (IHF)<br>Units | Total Non-<br>Housing<br>Impact Fee | Housing<br>Impact Fee  | Total HTF Funds        | IHF Funds  | To<br>F  |
| 9                   | 1993                             | Josue House II   | 1  |  |  | 1                  |  | \$27,050                            |                        | \$27,050               |            |          |
| 4                   | 1993                             | Lazzell Residence  | 0  |  | 59   | 59                 |  |                                     | \$112,577              | \$112,577              |            |          |
| 9                   | 1993                             | Mountain View  |  |  | 4  | 4                  |  |                                     | \$80,183               | \$80,183               |            |          |
| 3                   | 1994                             | Hacienda Townhomes   | 51   |  |  | 51                 |  | \$748,197                           |                        | \$748,197              |            |          |
| 8                   | 1994                             | Mercado Apartments   | 144  |  |  | 144                |  | \$1,425,000                         |                        | \$1,425,000            |            | ⊢        |
| 2                   | 1994<br>1995                     | Take Wing<br>Hotel Metro/434                                     | 193  |  | 1  | 33<br>193          |  | \$597,871                           | \$270,242              | \$868,113<br>\$555.837 |            | $\vdash$ |
| 4                   | 1995                             | Lincoln Park Co-Op   | 193  |  | 15   | 193                | <b>!</b>                                       | \$555,837                           | \$300,000              | \$555,837              |            | $\vdash$ |
| 4                   | 1995                             | Public Housing PH44 site at Fulton*                              | 31   |  | 15   | 15                 | 1  | -                                   | \$300,000              | \$300,000              |            | $\vdash$ |
| 9                   | 1995                             | Wilson Avenue Apartments   | - 0  |  | 8  | 8                  |  |                                     | \$131.850              | \$131.850              |            | $\vdash$ |
| 8                   | 1995                             | Barrio Senior Villas   | 11   |  | t °  | 11                 |  | \$182.099                           | \$101,000              | \$131,000              | <b>I</b>   | $\vdash$ |
| 7                   | 1996                             | Mission Terrace Apartments                                       | 76   |  | 1  | 76                 |  | \$905,000                           |                        | \$905,000              |            | H        |
| Confid              | 1997                             | El Nido grant  | 10   |  |  | 10                 |  | \$25,150                            |                        | \$25,150               |            |          |
| 3                   | 1997                             | Golden Villas Apt. Homes 92102                                   | 32   |  |  | 32                 |  | \$230,000                           |                        | \$230,000              |            |          |
| 3                   | 1997                             | Silvercrest Residence  | 124  |  |  | 124                |  | \$535,800                           |                        | \$535,800              |            |          |
| 9                   | 1998                             | Ariel House (TH)   | 0  |  | - 1  | 1                  |  |                                     | \$175,860              | \$175,860              |            |          |
| 9                   | 1998                             | Cornerstone Apartments   |  |  | 7  | 7                  |  |                                     | \$59,500               | \$59,500               |            |          |
| 9                   | 1998                             | National Avenue Apartments                                       |  |  | 6  | 6                  |  |                                     | \$187,715              | \$187,715              |            | _        |
| 9                   | 1998                             | Park Place   | 0  |  | 32<br>19   | 32<br>19           |  |                                     | \$91,042               | \$91,042               |            |          |
| 9                   | 1998<br>1999                     | Parkway Manor<br>Downtown Safe Haven (\$148,200 is grant per AC) | 18   |  | 19   | 19                 |  | \$236.350                           | \$88,970               | \$88,970<br>\$236,350  |            |          |
| 3                   | 1999                             | Golden Villas Duplex   | 10   | <del> </del>   | 2  | 2                  |  | \$230,350                           | \$26,400               | \$236,350              |            | $\vdash$ |
| 8                   | 1999                             | La Posada Apartments (perm loan)                                 | 1 0  | 1  | 24   | 24                 |  |                                     | \$20,400               | \$20,992               |            | $\vdash$ |
| 3                   | 1999                             | Parker-Kier Building - TACHS                                     | 33   |  | 1  | 33                 |  | \$315.321                           | 920,002                | \$315.321              |            |          |
|                     | 2013                             | Parker-Kier Building - SDHC Rehab                                |  |  |  |                    |  | \$60,822                            |                        | \$60.822               |            |          |
| 9                   | 1999                             | Trojan Apartments perm Ioan                                      | 52   |  |  | 52                 |  | \$734,950                           |                        | \$734,950              |            |          |
| 9                   | 1999                             | Villa Alta fka Villa Rica (Ioan and revoc grant)                 | 0  |  |  | 69                 |  | \$23,000                            | \$288,569              | \$311,569              |            |          |
| 9                   | 1999                             | Village View   | 0  |  | 29   | 29                 |  |                                     | \$328,855              | \$328,855              |            |          |
| 9                   | 1999                             | Winona Apartments  | C  |  | 14   |                    |  |                                     | \$45,438               | \$45,438               |            | _        |
| 3                   | 2000                             | Hawthorn II Apts (Perm Loan)                                     | 0  |  | 18   | 18                 |  |                                     | \$31,611               | \$31,611               |            | _        |
| Confid              | 2000                             | Julian's Sanctuary grant   | 10   |  |  | 10                 |  | \$170,000                           |                        | \$170,000              | <b>—</b>   | ⊢        |
| 9                   | 2000                             | Mayberry Townhomes fka Summit Crest Trihms                       | - 0  |  | 70   | 70                 |  | SO.                                 | \$20,000               | \$20,000               |            | ⊢        |
| 9                   | 2000                             | Stepping Stone<br>Stork Street Apartments perm loan              | 14   |  | 1  | 28<br>14           |  | \$412.200                           | \$608,400              | \$608,400<br>\$412,200 |            | $\vdash$ |
| 4                   | 2000                             | Tahitian Manor   | 44   |  | <del>                                     </del> | 14                 |  | \$109.074                           |                        | \$412,200              |            | $\vdash$ |
| 8                   | 2000                             | Vista Verde Apartments   | 1 0  | <del>                                     </del>               | 39   |                    |  | \$105,074                           | \$200.315              | \$109,074              | 1          | $\vdash$ |
| 4                   | 2000                             | Welcome Home perm loan   | - 0  | 1  | 8  | 8                  |  | i                                   | \$239,800              | \$239,800              | 1          | -        |
| 9                   | 2000                             | Westview Home Apartments   | - 0  | 1  | 6  | 6                  |  |                                     | \$57,448               | \$57,448               |            |          |
| 9                   | 2001                             | Harmony Homes Apartments   | 0  |  | 12   |                    |  |                                     | \$6,236                | \$6,236                |            |          |
| 9                   | 2002                             | Bandar Salaam (Fay Ave & Linkage)                                | 0  |  |  | 67                 |  | \$465,075                           | \$634,925              | \$1,100,000            |            |          |
| 5                   | 2002                             | Canyon Rim   | 0  |  | 353  | 353                |  |                                     | \$600,000              | \$600,000              |            | $\vdash$ |
| 3                   | 2002                             | Mason Hotel  | 0  | 1  | 16   | 16                 | 1  |                                     | \$68,858               | \$68,858               |            | $\vdash$ |
| 3                   | 2013                             | Mason Hotel - Rehab<br>Mercy Gardens                             | + -  | _  | 22   | 22                 |  | \$83,446                            | \$935.518              | \$83,446<br>\$935.518  |            | $\vdash$ |
| 9                   | 2002                             | Mercy Gardens<br>Reese Village                                   | - 0  | 10   | 1 22   | 18                 |  | \$161,271                           | \$935,518<br>\$408,729 | \$935,518<br>\$570,000 | <b>-</b>   | $\vdash$ |
| 6                   | 2002                             | Stratton Apartments  | - 0  |  | 218  | 218                |  | \$101,271                           | \$408,729              | \$600.000              |            | $\vdash$ |
| 4                   | 2002                             | Bella Vista fka Logan Square                                     | - 0  |  | 170  | 170                |  |                                     | \$50,000               | \$50,000               |            | $\vdash$ |
| 3                   | 2003                             | Coronado Terrace   | - 0  |  | 1  | 310                |  | \$30,285                            | \$328,715              | \$359.000              |            | $\vdash$ |
| 9                   | 2003                             | Delta Place  | 0  |  | 42   |                    |  | 1,200                               | \$1,250,000            | \$1,250,000            | 1          |          |
| 8                   | 2003                             | Grant Heights Park Apts  |  | 1  | 27   | 27                 | t  | t —                                 | \$17,279               | \$17,279               |            | -        |

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#### SDHC Compliance Monitoring - Affordable Housing Developments – 5.12.14

| SDHC Compliance Monitoring - Affordable Housing Developments |           |                   |           |       |          |      |             |                  |
|--|-----------|-------------------|-----------|-------|----------|------|-------------|------------------|
| Development Name   | 5         | Street Address    | City      | State | ZIP Code | Term | Total Units | Affordable Units |
| 15th & Commercial Apts                                       | 1501      | Imperial Avenue   | San Diego | CA    | 92113    | 55   | 214         | 64               |
| 16th & Market  | 640       | 16th Street       | San Diego | CA    | 92101    | 55   | 136         | 134              |
| 40th Street Apts.  | 1440-1516 | S. 40th Street    | San Diego | CA    | 92113    | 55   | 16          | 15               |
| 635-637 S. 47th Street                                       | 635/637   | S. 47th Street    | San Diego | CA    | 92113    | 10   | 2           | 2                |
| 900 F Street Apartments                                      | 900       | F Street          | San Diego | CA    | 92101    | 52   | 115         | 86               |
| Alabama Manor / CUP 83-<br>0175*                             | 3822-3838 | Alabama Street    | San Diego | CA    | 92104    | 65   | 67          | 66               |
| Alder Apartments   |           | scattered sites   | San Diego | CA    |          |      | 24          | 11               |
| Alta Vista Apartments  | 3535-3545 | 43rd Street       | San Diego | CA    | 92105    | 55   | 12          | 12               |
| Arbor Terrace(AKA Arbor<br>Crest)                            | 3693-3741 | Florida Street    | San Diego | CA    | 92104    | 55   | 71          | 69               |
| Arbor Village Apartments                                     | 4914-4998 | Logan Avenue      | San Diego | CA    | 92113    | 65   | 112         | 111              |
| Ariel House/Josue III  | 4281      | College Avenue    | San Diego | CA    | 92115    | 55   | 11          | 11               |
| Ariva Apt (Sunroad Centrum                                   | 8600      | Spectrum Center   | San Diego | CA    | 92123    | 55   | 253         | 13               |
| Armed Services YMCA  | 500       | W. Broadway       | San Diego | CA    | 92101    | 30   | 260         | 52               |
| Auburn Park/DB0307**   | 5123-5173 | University Avenue | San Diego | CA    | 92105    | 55   | 69          | 67               |
| Bandar Salaam  | 3810      | Winona Avenue     | San Diego | CA    | 92105    | 55   | 68          | 67               |
| Becky's House II   |           |                   | San Diego | CA    | 92109    | 55   | 14          | 14               |
| Becky's House III  |           |                   | San Diego | CA    | 92107    | 55   | 14          | 10               |
| BeldenVillage North/CUP83-<br>0296*                          | 7720      | Belden Street     | San Diego | CA    | 92111    | 30   | 120         | 24               |
| Bella Vista (Logan Square)                                   | 4742      | Solola Avenue     | San Diego | CA    | 92113    | 55   | 170         | 169              |
| Beyer Courtyard Apts.  | 3412-3466 | Beyer Boulevard   | San Diego | CA    | 92173    | 55   | 60          | 59               |
| Bishop Maher Center  | 1501      | Imperial Avenue   | San Diego | CA    | 92113    | 55   | 214         | 150              |
| Boulevard Apartments   | 3137      | El Cajon Blvd.    | San Diego | CA    | 92104    | 55   | 24          | 24               |
| Bridgeport Properties A-L                                    | various   | scattered sites   | San Diego | CA    |          |      | 421         | 169              |
| Canyon Rim Apts.   | 10845     | Via Los Narcisos  | San Diego | CA    | 92129    | 55   | 504         | 504              |
| Canyon Vista Court   | 3429-3431 | 43rd Street       | San Diego | CA    | 92105    | 55   | 8           | 8                |
| Casa Colina Del Sol  | 5207      | 52nd Place        | San Diego | CA    | 92104    | 65   | 75          | 74               |
| Casa de Balboa/CUP 0551*                                     | 6106      | Beadnell Way      | San Diego | CA    | 92117    |      | 88          | 26               |
| Casa Mira View Phase-I                                       | 11195     | Westview Parkway  | San Diego | CA    | 92126    | 55   | 810         | 82               |

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#### SDHC HOME Rental Housing Developments and Rehabilitation Loans – 5.21.14

|   | SDHC      | HOME Rental Hous  | ing Developi | ments | and Kenabi  | litation Loans  |  |
|---|-----------|-------------------|--------------|-------|-------------|-----------------|--|
|   |           |                   |              | HOME  |             | HOME            |  |
| Project Name                            | St #      | Address           | Total Units  | Units | HOME Funds  | Expiration Date |  |
| MULTIFAMILY RENTAL HOUSING DEVELOPMENTS |           |                   |              |       |             |                 |  |
| 40th Street                             | 1440-1516 | South 40th Street | 16           | 11    | \$600,000   | 6/27/2020       |  |
| Alabama Manor                           | 3822      | Alabama Street    | 67           | 28    | \$3,700,000 | 9/3/2029        |  |
| Alta Vista Apartments                   | 3535-3545 | 43rd Street       | 12           | 12    | \$702,686   | 1/19/2026       |  |
| Arbor Crest (Arbor Terrace)             | 3693-3741 | Florida Street    | 71           | 22    | \$4,500,000 | 5/11/2030       |  |
| Bandar Salaam                           | 3810      | Winona Avenue     | 68           | 11    | \$1,000,000 | 3/24/2018       |  |
| Bella Vista (Logan Square)              | 4742      | Solola Avenue     | 170          | 11    | \$950,000   | 3/17/2020       |  |
| Beyer Courtyard                         | 3412      | Beyer Boulevard   | 60           | 25    | \$4,198,000 | 8/29/2026       |  |
| Canyon Rim                              | 10931     | Gerana Street     | 504          | 11    | \$965,000   | 9/19/2017       |  |
| Canyon Vista Apartments                 | 3429-3431 | 43rd Street       | 8            | 8     | \$548,567   | 1/19/2026       |  |
| Casa Colina                             | 5207      | 52nd Place        | 75           | 15    | \$1,500,000 | 11/10/2020      |  |
| City View Apartments (Georgia Street)   | 4105      | Georgia Street    | 31           | 7     | \$1,457,478 | 1/20/2031       |  |
| COMM 22 Senior Housing                  | 690       | Beardsley Street  | 70           | 29    | \$4,190,000 |                 |  |
| Connections Housing                     | 1250      | 6th Avenue        | 75           | 15    | \$1,889,634 |                 |  |
| Coronado Terrace                        | 1183      | 25th Street       | 312          | 11    | \$1,041,000 | 11/16/2019      |  |
| Courtyard Terrace (Dawson Seniors)      | 4310      | Dawson Avenue     | 88           | 35    | \$5,000,000 | 5/6/2030        |  |
| Cove Apartments                         | 5288      | El Cajon Blvd     | 20           | 8     | \$950,000   | 4/30/2024       |  |
| Creekside Trails                        | 2125-2155 | Coronado Avenue   | 50           | 14    | \$2,410,000 | 6/23/2026       |  |
| Del Sol                                 | 3606-3690 | Del Sol Boulevard | 91           | 11    | \$2,050,000 | 3/27/2023       |  |
| Euclid Court                            | 4217-4231 | Euclid Avenue     | 11           | 11    | \$306,519   | 1/19/2026       |  |
| Gary Velarde                            | 3071-3081 | Ocean View Blvd   | 5            | 5     | \$96,000    | 2/2/2016        |  |
| Golden Age                              | 740       | South 36th Street | 76           | 27    | \$3,499,000 | 3/14/2026       |  |
| Grant Heights Park                      | 2651-2663 | J Street          | 28           | 8     | \$850,000   | 9/3/2018        |  |
| Harbor View                             | 404-424   | North 47th Street | 60           | 8     | \$895,000   | 10/15/2018      |  |
| Hawthorn I                              | 3051      | Hawthorn Street   | 14           | 10    | \$405,916   | 6/29/2014       |  |
| Hawthorn II                             | 3036      | Hawthorn Street   | 19           | 11    | \$462,839   | 6/27/2017       |  |
| Hillside Gardens                        | 5802      | University Avenue | 380          | 44    | \$4,990,000 | 3/20/2028       |  |
| Hollywood Palms                         | 4350-4394 | Home Avenue       | 94           | 11    | \$1,299,500 | 11/19/2024      |  |
| Hotel Churchill                         | 827       | C Street          | 73           | 67    | \$2,900,000 |                 |  |
| Island Village                          | 1245      | Market Street     | 281          | 11    | \$800,000   | 6/10/2024       |  |
| Jean C. McKinney Manor                  | 5641      | Imperial Avenue   | 50           | 9     | \$917,158   | 5/22/2026       |  |
| Juniper Gardens                         | 4251      | Juniper Street    |              | 15    | \$2,834,132 |                 |  |
| Knox Glen                               | 4720-4768 | Logan Avenue      | 54           | 11    | \$1,400,000 | 3/24/2018       |  |
| La Posada                               | 135       | Averil Road       | 25           | 11    | \$609,708   | 9/8/2015        |  |
| Las Serenas (Delta Village)             | 4316-4368 | Delta Street      | 106          | 42    | \$6,050,000 | 2/12/2028       |  |
| Leah Residence                          | 798       | 9th Avenue        | 24           | 1     | \$75,000    | 1/26/2026       |  |
| Market Square Manor                     | 525       | 14th Street       | 200          | 11    | \$800,000   | 6/29/2025       |  |
| Mason Hotel                             | 1337      | 5th Avenue        | 17           | 16    | \$1,444,016 |                 |  |
| Mayberry Townhomes                      | 4328-4490 | Mayberry Street   | 70           | 11    | \$650,000   | 6/29/2015       |  |
| Mesa Commons                            | 6456-6470 | El Cajon Blvd     | 78           | 11    | \$2,000,000 |                 |  |

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#### SDHC Multifamily Housing Revenue Bond Portfolio – 1.17.14

|   |  | _                   | GH CALENDAR YEAR                                   | 2013               |                                 | _              |                     |  |
|---|--|---------------------|--|--------------------|---------------------------------|----------------|---------------------|--|
| Project   | Address  | Council<br>District | Community  | Issue Date         | Principal Amount                | Total<br>Units | Restricted<br>Units | Project Type   |
| 16th and Market<br>Alabama Manor                        | 640 16th Street<br>3822-3866 Alabama Street                | 3                   | Downtown<br>Greater North Park                     | 6/26/07<br>4/19/07 |                                 | 136<br>67      | 134                 | New Construction<br>Aco/Rehab                                |
| Bay Vista Methodist Heights                             | 4888 Logan Avenue  | 4                   | Encanto  | 2/7/08             |                                 | 268            |                     | AcqHenab<br>AcqHehab   |
| Beyer Courtyard Apartments                              | 920 Beyer Boulevard  | - 8                 | Otay Mesa-Nestor                                   | 10/22/04           |                                 | 60             | 59                  | New Construction   |
| Boulevard Apartments                                    | 3137 El Cajon Blvd   | 3                   | Greater North Park                                 | 5/9/08             |                                 | 24             | 23                  | New Construction   |
| Bridgeport Properties<br>Canyon Rim Apartments          | Scattered sites<br>10931 Gerana Street                     | 5                   | (multiple sites)<br>Rancho Penasquitos             | 10/15/98           |                                 | 421<br>504     |                     | Acq/Rehab<br>Acq/Rehab                                       |
| Casa Colina del Sol Aots                                | 5207 52nd Place  | 9                   | Mid-City City Heights                              | 11/21/03           |                                 | 75             | 74                  | Acq/Rehab  |
| City Scene Apartments (2010)                            | 4105 Georgia Street  | 3                   | Greater North Park                                 | 11/23/10           | \$ 5,400,000                    | 31             | 30                  | New Construction   |
| Colina Park North                                       | 4333 Dawson Avenue   | 9                   | Mid-City City Heights                              | 12/20/07           |                                 | 64             | 63                  | Acq/Rehab  |
| Creekside Village Apartments                            | 4685 Nogal Street  | 4                   | Encanto  | 6/24/99            |                                 | 144            | 43                  | Acq/Rehab  |
| Del Sol Apartments<br>3 Delta Village Apartments        | 3606-3690 Del Sol Boulevard<br>4368 Delta Street           | 8                   | Otay Mesa-Nestor<br>Southeastern San Diego         | 9/1/06<br>6/29/05  |                                 | 91             | 107                 | Acq/Rehab<br>Acq/Rehab                                       |
| Fairbanks Ridge   | Paseo del Sur and Babcock St                               | 5                   | Black Mountain Ranch                               | 6/28/05            |                                 | 204            | 203                 | New Construction   |
| Harbor View Villas Apartments                           | 404 North 47th Street                                      | 4                   | Encanto  | 11/28/01           | \$ 2,710,000                    | 60             | 59                  | Acq/Rehab  |
| Hiliside Gardens Apartments                             | 5802 University Avenue                                     | 9                   | Mid-City Eastern                                   | 12/24/04           |                                 | 380            | 76                  | Acq/Rehab  |
| Hollywood Palms   | 4388 Home Avenue<br>1245 Market Street                     | 9                   | Mid-City City Heights                              | 8/7/01             |                                 | 94<br>281      | 94                  | New Construction New Construction                            |
| Island Village Apartments<br>President John Adams Manor | 1240 Market ocreet   | 3                   | Downtown   | 12/31/01           | \$ 9,790,000                    | 281            | 280                 | New Construction   |
| Apartments  | 5471 Bayview Heights Place                                 | 4                   | Mid-City Eastern                                   | 9/21/98            |                                 | 300            | 300                 | Acq/Rehab  |
| Kalos Apartments (2011)                                 | 3783-3825 Florida Street                                   | 3                   | Greater North Park                                 | 7/20/11            | \$ 14,588,000                   | 83             | 82                  | New Construction   |
| Logan Square Apartments (Bella<br>Vista)                | 4742 Solola Avenue   |                     | Skyline - Paradise Hills                           | 7/11/02            | \$ 8,907,995                    | 170            | 169                 | Aco/Rehab  |
| Mariner's Cove Apartments                               | 4392 W.Point Loma Blvd                                     | 2                   | Ocean Beach  | 8/20/93            |                                 | 500            |                     | New Construction   |
| Market Street Square Apts.                              | 606 Third Avenue   | 3                   | Downtown   | 10/7/96            |                                 | 192            | 40                  | New Construction   |
| Maya Apartments   | 10101 Maya Linda Road                                      | 6                   | Mira Mesa  | 6/17/05            |                                 | 132            | 41                  | Acq/Rehab  |
| Mirada Apartments<br>Mission Apts (2011)                | 7568 Charmant Drive<br>1815-1875 Hancock Street            | 1 2                 | University<br>Midway - Pacific Highway             | 8/12/96<br>5/27/11 | \$ 39,601,440<br>\$ 8,276,180   | 444<br>85      | 89                  | New Construction<br>New Construction                         |
| Mountain View Estates Apts                              | 4066 Messina Drive   | 4                   | Midway - Pacific Highway<br>Southeastern San Diego | 4/24/98            |                                 | 145            | 97                  | Acg/Rehab  |
|   |  | _                   | Mid-City Eastern &                                 |                    |                                 |                |                     | 7.000.10.00  |
| North Park Properties                                   | 4238 54th Pl. & 4501 Logan Ave                             | 9                   | Southeastern San Diego                             | 5/26/99            |                                 | 166            | 165                 | Acq/Rehab  |
| Parkside Apartments Parkside Terrace                    | 4010-4050 Park Haven Court<br>505 13th Street              | 3                   | Southeastern San Diego<br>Downtown                 | 11/21/01           |                                 | 40<br>77       | 39                  | Acq/Rehab<br>New Construction                                |
| Paniside Terrace  | 505 13th Street  | 3                   | Downsown   | 12/5/03 &          | \$ 4,647,096                    | - //           | /6                  | New Construction   |
| Rancho del Norte  | 16775 Saintsbury Glen                                      | 5                   | Black Mountain Ranch                               | 10/3/05            | \$ 5,985,000                    | 119            | 118                 | New Construction   |
| Redwood Villa   | 3060 53rd Street   | 4                   | Mid-City Eastern                                   | 9/14/07            |                                 | 92             | 90                  | Acq/Rehab  |
| Regency Centre Apartments<br>Sorrento Tower Apts (2011) | 4765 Home Avenue   | 9                   | Mid-City City Heights<br>Clairemont Mesa           | 7/14/00            | \$ 3,418,372                    | 100            | 99                  | Acg/Rehab  |
| Stratton Apartments                                     | 2875 Cowley Way<br>5765 Mount Alifan Drive                 | 6                   | Clairemont Messa                                   | 6/21/00            |                                 | 198<br>312     | 218                 | Acq/Rehab<br>Acq/Rehab                                       |
| Studio 15 Apartments                                    | 70 15th Street   | 3                   | Downtown   | 10/25/06           |                                 | 275            | 273                 | New Construction   |
| Summit Crest Apartments                                 | 4328-4490 Mayberry Street                                  | 9                   | Southeastern San Diego                             | 11/13/01           | \$ 2,855,000                    | 70             | 28                  | Acq/Rehab  |
| Ten Fifty B   | 1050 B Street  | 3                   | Downtown   | 5/9/08             |                                 | 229            |                     | New Construction   |
| Terramar Apartments (2011)                              | 13481-13483 Silver Ivy Lane                                | 5                   | Torrey Highlands                                   | 7/27/11            |                                 | 21<br>76       |                     | New Construction   |
| Torrey Highlands Apartments Villa Andalucia Apartments  | 13370 Torrey Meadows Drive<br>6587-6595 Rancho Del Sol Way | 1                   | Torrey Highlands<br>Pacific Highlands Ranch        | 6/27/02            |                                 | 32             | 31                  | New Construction<br>New Construction                         |
| Villa Glen Apartments                                   | 6984-6996 Torrey Santa Fe Rd.                              | 5                   | Torrey Highlands                                   | 6/27/02            | \$ 1,195,000                    | 26             | 25                  | New Construction   |
| Villa Nueva   | 3604 Beyer Blvd.   | - 8                 | San Ysidro   | 9/13/07            | \$ 37,500,000                   | 398            | 395                 | Acq/Rehab  |
| Village Green Apartments                                | 4140 Bonillo Drive   | 4                   | Mid-City Eastern                                   | 10/1/09            |                                 | 93             |                     | Acq/Rehab  |
| Windwood Village Apartments<br>Vista La Rosa            | 12730-12770 Briarcrest Place<br>2002 Rimbey Avenue         | 8                   | Pacific Highlands Ranch<br>Otay Mesa-Nestor        | 9/25/02            |                                 | 92<br>240      |                     | New Construction<br>Acg/Rehab                                |
|   | 4754 Logan Avenue  | 4                   | Encanto  | 11/7/12            | \$ 5.025.000                    | 54             | 53                  | Aco/Rebah  |
| Knox Glen Apartments (2012)<br>Fairbanks Commons (2012) | Camino San Bernardo & Nighthavk Lane                       | 5                   | Black Mountain Ranch                               | 12/12/12           | \$ 35,900,000                   | 165            | 163                 | New Construction   |
|   | Subtota  |                     |  | -                  | \$ 463,979,815                  | 7938           | 6157                |  |
| Celadon (2013)  | 929 Broadway   | 3                   | Downtown   | 2/1/13             | \$ 21,600,000                   | 121            | 120                 | New Construction   |
| COMM 22 Family Housing (2013)                           | 2225 and 2325 Commercial St.                               | 8                   | Logan Heights                                      | 5/30/13            | \$ 28,700,000                   | 130            | 129                 | New Construction   |
| COMM 22 Senior Housing (2013)                           | 690 Beardsley Street                                       | 8                   | Logan Heights                                      | 10/8/13            | \$ 15,500,000                   | 70             | 69                  | New Construction   |
| Fairbanks Square (2013)                                 | 16050 Potomac Ridge Road                                   | 5                   | Black Mountain Ranch                               | 11/27/13           | \$ 15,370,000                   | 100            | 98                  | New Construction   |
|   | Subtota  |                     |  |                    | \$ 81,170,000<br>\$ 545,149,815 | 421            | 6,573               |  |
|   |  |                     |  |                    |                                 |                |                     |  |
|   |  | Totals:             |  |                    | ,,                              | .,             |                     |  |
| (4000)  |  | Totals:             | 1  |                    | ,,                              |                | Affordable U        | nits Project Type  |
| Updated: 01,17,14                                       |  | Totals:             | 1  |                    |                                 |                | 2732                | inits Project Type<br>New Construction<br>AcolRehabilitation |

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#### About Us – Board Reports

| Section        | Board Report(s)  |
|----------------|--|
| Strategic Plan | HCR14-003 - San Diego Housing Commission 2014-2016 Strategic Plan Proposal PowerPoint Presentation |

# **Providing Rental Assistance – Board Reports**

| Section                       | Board Report(s)  |
|-------------------------------|--|
| Moving to Work                | HCR11-002 - Workshop Presentation and Discussion: Proposed Fiscal Year 2012 Moving to Work (MTW) Rent Reform Initiative  |
|                               | HCR11-033 - FY2012 Moving to work Annual Plan  |
|                               | HCR11-110 - FY2012 Moving to Work Annual Plan Amendment  |
|                               | HCR12-005 - Workshop Presentation and Discussion: Moving to Work (MTW) Initiative Update and Proposed Fiscal Year 2013 MTW Annual Plan PowerPoint Presentation |
|                               | HCR12-015 - Moving to Work Fiscal Year 2013 Annual Plan  |
|                               | HCR13-026 - Workshop & Discussion: Fiscal Year 2014 Moving to Work Annual Plan PowerPoint Presentation   |
|                               | HCR13-027 - Fiscal Year 2014 Moving to Work Annual Plan  |
|                               | HCR14-009 - Workshop & Discussion: Fiscal Year 2015 Moving to Work Annual Plan PowerPoint Presentation   |
|                               | HCR14-022 - Fiscal Year 2015 Moving to Work Annual Plan  |
| <b>Housing Choice Voucher</b> | HCR11-069 - Fiscal Year 2012 Section 8 Administrative Plan   |
| (Section 8)                   | HCR12-055 - Fiscal Year 2013 Section 8 Administrative Plan Attachments   |
|                               | HAR12-033 - Fiscal Year 2013 Section 8 Administrative Plan   |
|                               | HCR13-034 - Revisions to FY2013 Section 8 Administrative Plan  |
|                               | HCR13-045 - Fiscal Year 2014 Section 8 Administrative Plan   |
| SDHC Achievement<br>Academy   | HCR13-074 - Workshop & Discussion: San Diego Housing Commission Achievement Academy PowerPoint Presentation  |
|                               | HCR14-038 - Workshop & Discussion: Path to Success and the San Diego Housing Commission Achievement Academy PowerPoint Presentation                            |

# **Addressing Homelessness – Board Reports**

| Section                          | Board Report(s)   |
|----------------------------------|---|
| Sponsor-Based Vouchers           | HCR11-067 - Sponsor Based Voucher Program Contracting   |
|                                  | HAR11-026 - Sponsor Based Voucher Program Contracting   |
|                                  | HCR12-121, 124, 125 Sponsor Based Voucher Contracts, Phases 1, 2 and 3  |
|                                  | Executive Summary & Attachments   |
|                                  | HCR12-121 - Sponsor Based Voucher Program Phase 1 Contracts   |
|                                  | HCR12-124 - Sponsor Based Voucher Program Phase 2 Contracts   |
|                                  | HCR12-125 - Sponsor Based Voucher Program Phase 3 Contracts   |
| Project Based Housing            | HCR11-033 - FY2012 Moving to work Annual Plan   |
| Vouchers                         | HCR12-015 - Moving to Work Fiscal Year 2013 Annual Plan   |
| Hotel Churchill                  | HCR08-090 - Rehabilitation Period for Hotel Churchill (Council District 2)  |
|                                  | HCR09-111 - Time Extension Request for Hotel Churchill (Council District 2)   |
|                                  | HCR09-113 - Time Extension Request for Hotel Churchill (Council District 2)   |
|                                  | Attachments: Part I   |
|                                  | Attachments: Part II  |
|                                  | HCR09-111 - Time Extension Request for Hotel Churchill (Council District 2)   |
|                                  | HCR09-113 - Time Extension Request for Hotel Churchill (Council District 2)   |
|                                  | Attachments: Part I   |
|                                  | Attachments: Part II  |
|                                  | <u>HCR10-004</u> - Hotel Churchill Time Extension Request and Request for Subordination to New Debt (Council District 2)  |
|                                  | HCR12-038 - Hotel Churchill Development Plan  |
|                                  | PowerPoint Presentation   |
|                                  | HAR12-021 - Hotel Churchill Development Plan  |
|                                  | <u>HCR12-111</u> - Rejection of All Proposals Received in Response to Request for Proposals Dated April 9, 2012 for Development Team for Tax Credit Development and Rehabilitation of Hotel Churchill |
|                                  | HCR13-049 - Hotel Churchill Development Plan  |
|                                  | HAR13-015 - Hotel Churchill Development Plan  |
|                                  | PowerPoint Presentation   |
| Celadon at Ninth and<br>Broadway | See "Creating Affordable Housing/Multifamily Housing Revenue Bonds"   |



# Addressing Homelessness – Board Reports

| Section                | Board Report(s)   |
|------------------------|---|
| Connections Housing    | ITEM-2: In the Matter of Creating a <u>CITY COUNCIL PERMANENT HOMELESS</u>  |
| Downtown               | SHELTER TASK FORCE  |
|                        | ITEM-335: Proposed Scope of Services for Permanent Homeless Facility. (Citywide.)   |
|                        | View referenced exhibit back-up material  |
|                        | ITEM-9: Report from the Housing Commission, City Planning and Community Investment Department, and Centre City Development Corporation regarding HOMELESS SERVICE CENTER AND HOUSING FACILITY   |
|                        | Letter from Prudential  |
|                        | Path Partners   |
|                        | Path Partners PowerPoint  |
|                        | Path Villas   |
|                        | RA-2010-21 Homeless Service Center and Housing Facility (1250 Sixth Avenue)-Exclusive Negotiation Agreement with Connection Housing Downtown, L.P. for the Proposed Rehabilitation and Operation of the World Trade Center Building, and exclusive Negotiations with the City of San Diego for site control of the World Trade Center building and adjacent parking structure-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2) |
|                        | HCR11-005 - Loan for Connections Housing Downtown LP  |
|                        | HAR11-008 - Loan for Connections Housing Downtown LP  |
|                        | HAR12-041 - Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item)  |
|                        | HAR12-035 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing  |
|                        | HCR12-052 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing  |
|                        | HCR12-125 - Sponsor Based Voucher Program Phase 3 Contracts   |
| Alpha Square           | See "Creating and Preserving Affordable Housing/Multifamily Housing Revenue Bonds"  |
| Hotel Sandford         | See "Creating and Preserving Affordable Housing/ Renovations at SDHC-owned Properties   |
| Atmosphere             | HCR13-052 - Disposition of Hotel Metro PowerPoint Presentation  |
|                        | <u>HAR13-017</u> - Disposition of Hotel Metro<br><u>PowerPoint Presentation</u>   |
| The Mason              | See "Creating and Preserving Affordable Housing/Housing Development Partners"   |
| Parker-Kier Apartments | HCR10-084 - Rehabilitation of Parker-Kier Building  |
|                        | HAR10-044 - Rehabilitation of Parker-Kier Building  |
|                        | HCR12-021 - Parker-Kier Rehabilitation Budget Modification  |
|                        | HAR12-010 - Parker-Kier Rehabilitation Budget Modification  |
|                        | HCR13-040 - Parker-Kier Ground Lease & Operating Agreement  |
|                        | HAR13-019 - Parker-Kier Ground Lease and Operation Agreement  |

# **Addressing Homelessness – Board Reports**

| Section   | Board Report(s)   |  |  |  |  |  |
|---|---|--|--|--|--|--|
| HUD-Veterans Affairs<br>Supportive Housing<br>(VASH) Vouchers | HCR12-092 - SDHC Semi-Annual Grants Report January 2012-June 2012   |  |  |  |  |  |
| Federal Emergency Solu  | tions Grants  |  |  |  |  |  |
| San Diego Rapid   | HCR09-082 - Award of Contract for the Homeless Prevention and Rapid Re-Housing Program                      |  |  |  |  |  |
| Re-Housing Program  | HCR10-134 - Amendment to the Contract with Townspeople for Homeless Prevention and Rapid Re-housing Program |  |  |  |  |  |
|   | HAR10-062 - Amendment to the Contract with Townspeople for Homeless Prevention and Rapid Re-housing Program |  |  |  |  |  |
|   | HCR13-059 - Award of Contract for San Diego Rapid Re-Housing Program  |  |  |  |  |  |
|   | HCR14-040 - Amendments to Two San Diego Rapid Re-Housing Program Contracts                                  |  |  |  |  |  |
| Transitional Housing  | HCR11-029 - Affordable Housing Fund FY2012 Annual Plan  |  |  |  |  |  |
| Programs  | HCR12-089 - Affordable Housing Fund Fiscal Year 2012 Annual Report  |  |  |  |  |  |
|   | CCR12-005 - Affordable Housing Fund FY12 Annual Report (Informational Item to City Council ONLY)            |  |  |  |  |  |
|   | HCR12-045 - Affordable Housing Fund FY2013 Annual Plan  |  |  |  |  |  |
|   | CCR12-002 - Affordable Housing Fund FY2013 Annual Plan (Council Item Only)                                  |  |  |  |  |  |
|   | HCR13-016 - Proposed FY2014 Affordable Housing Fund Annual Plan  PowerPoint Presentation                    |  |  |  |  |  |
|   | CCR13-002 - Affordable Housing Fund FY2014 Annual Plan (Council Item Only)  PowerPoint Presentation         |  |  |  |  |  |
|   | HCR13-065 - Affordable Housing Fund Fiscal Year 2013 Annual Report  PowerPoint Presentation                 |  |  |  |  |  |
|   | CCR13-007 - Affordable Housing Fund FY13 Annual Report (Informational Item to City Council Only)            |  |  |  |  |  |
|   | HCR14-021 - Proposed Fiscal Year 2015 Affordable Housing Fund Annual Plan PowerPoint Presentation           |  |  |  |  |  |
|   | HCR14-039 - Fiscal Year 2015 Transitional Housing for the Homeless Grants                                   |  |  |  |  |  |
| Veterans Village of San                                       | HCR05-094 - Loan to Veterans Village of San Diego (Council District 2)                                      |  |  |  |  |  |
| Diego   | HCR05-094 - Loan to Veterans Village of San Diego (Council District 2)                                      |  |  |  |  |  |
|   | HCR06-088 - Loan for Veterans Village of San Diego (Council District 2)                                     |  |  |  |  |  |
|   | HCR09-018 - Loan for Veterans Village Phase III (Council District 2)  |  |  |  |  |  |
|   | HAR09-009 - Loan for Veterans Village Phase III (Council District 2)  |  |  |  |  |  |
|   | HCR10-136 - Loan for Veterans Village Phase IV  |  |  |  |  |  |
|   | HAR11-001 - Loan for Veterans Village Phase IV Additional Attachment  |  |  |  |  |  |
|   | HCR14-010 - Loan Recommendation for Veterans Village Phase V  PowerPoint Presentation                       |  |  |  |  |  |
|   | HAR14-006 - Loan Recommendation for Veterans Village Phase V  |  |  |  |  |  |



# Addressing Homelessness – Board Reports

| Section  | Board Report(s)  |
|--|--|
| City of San Diego Emerge   | ncy Homeless Shelters and Services Program   |
| Memorandum of<br>Understanding Between<br>the City of San Diego and<br>the San Diego Housing<br>Commission | HCR14-017 - Memorandum of Understanding Between the City of San Diego and the San Diego Housing Commission for the Provision of Homeless Shelters and Services   |
| Single Adult Emergency   | HCR11-045 - FY2012 Homeless Emergency Winter Shelter Program   |
| Winter Shelter   | ITEM-150: FY 2012 Homeless Emergency Winter Shelter Program. (Citywide.)   |
|  | <u>HCR11-081</u> - Renewal and Revision of Memorandum of Understanding between City and Housing Commission for Provision of Homeless Shelter Services  |
|  | <u>HAR11-034</u> - Renewal and Revision of Memorandum of Understanding Between City and Housing Commission for Provision of Homeless Shelter Services  |
|  | HCR12-052 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing   |
|  | HAR12-035 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing   |
|  | <u>HCR12-088</u> - Renewal and Amendment of Memorandum of Understanding Between City of San Diego and San Diego Housing Commission for Provision of Homeless Shelter Services  |
|  | HAR12-036 - Renewal and Amendment of Memorandum of Understanding between City of San Diego and San Diego Housing Commission for Provision of Homeless Shelter Services   |
|  | HAR12-041 - Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item) |
|  | HCR13-038 - Extension of the FY2013 Single Adult Homeless Emergency Winter Shelter   |
|  | HAR13-012 - Extension of the FY2013 Single Adult Homeless Emergency Winter Shelter (Council Companion Item)  |
|  | HCR13-055 - Contracts for the FY2014 Homeless Emergency Shelters   |
|  | HCR13-080 - 2nd Contracts for the FY2014 Homeless Emergency Shelters   |
|  | HAR13-029 - 2nd Contracts for the FY2014 Homeless Emergency Shelters IBA Report 13-46  |
|  | HCR14-033 - Fiscal Year 2014 Emergency Shelters 3-Month Extension  |
|  | HAR14-014 - Fiscal Year 2014 Emergency Shelters 3-Month Extension  |

# **Addressing Homelessness – Board Reports**

| Section                              | Board Report(s)   |
|--------------------------------------|---|
| Veterans Emergency<br>Winter Shelter | HCR11-045 - FY2012 Homeless Emergency Winter Shelter Program  |
|                                      | ITEM-150: FY 2012 Homeless Emergency Winter Shelter Program. (Citywide.)  |
|                                      | HCR11-081 - Renewal and Revision of Memorandum of Understanding between City and Housing Commission for Provision of Homeless Shelter Services  |
|                                      | HAR11-034 - Renewal and Revision of Memorandum of Understanding Between City and Housing Commission for Provision of Homeless Shelter Services  |
|                                      | HCR12-052 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing  |
|                                      | HAR12-035 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing  |
|                                      | <u>HAR12-041</u> - Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item) |
|                                      | HCR13-047 - Extension of the FY2013 Veterans Homeless Emergency Winter Shelter  |
|                                      | CCR13-003 - Extension of FY2013 Veterans Homeless Emergency Winter Shelter (Council Item Only)  |
|                                      | HCR13-055 - Contracts for the FY2014 Homeless Emergency Shelters  |
|                                      | HCR13-080 - 2nd Contracts for the FY2014 Homeless Emergency Shelters  |
|                                      | HAR13-029 - 2nd Contracts for the FY2014 Homeless Emergency Shelters IBA Report 13-46   |
|                                      | HCR14-026 - Fiscal Year 2014 CDBG Funding Addition for Veterans Homeless Emergency Shelter  |
|                                      | HAR14-012 - Fiscal Year 2014 CDBG Funding Addition for Veterans Homeless Emergency Shelter  |
|                                      | HCR14-033 - Fiscal Year 2014 Emergency Shelters 3-Month Extension   |
|                                      | HAR14-014 - Fiscal Year 2014 Emergency Shelters 3-Month Extension   |
| Neil Good Day Center                 | HCR11-045 - FY2012 Homeless Emergency Winter Shelter Program  |
| ,                                    | ITEM-150: FY 2012 Homeless Emergency Winter Shelter Program. (Citywide.)  |
|                                      | HCR11-076 - FY 2012 Proposed Budget Revision and Contract with Alpha Project to Operate the Neil Good Day Center  |
|                                      | HAR11-032 - FY2012 Proposed Budget Revision and Contract with Alpha Project to Operate the Neil Good Day Center   |
|                                      | HCR11-081 - Renewal and Revision of Memorandum of Understanding between City and Housing Commission for Provision of Homeless Shelter Services  |
|                                      | HAR11-034 - Renewal and Revision of Memorandum of Understanding Between City and Housing Commission for Provision of Homeless Shelter Services  |
|                                      | HCR12-052 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing  |
|                                      | <u>HAR12-035</u> - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing   |
|                                      | HCR12-088 - Renewal and Amendment of Memorandum of Understanding Between City of San Diego and San Diego Housing Commission for Provision of Homeless Shelter Services  |
|                                      | <u>HAR12-036</u> - Renewal and Amendment of Memorandum of Understanding between City of San Diego and San Diego Housing Commission for Provision of Homeless Shelter Services   |
|                                      | <u>HAR12-041</u> - Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item) |



# Addressing Homelessness – Board Reports

| Section  | Board Report(s)   |
|--|---|
| Cortez Hill Family Shelter                                     | HCR11-045 - FY2012 Homeless Emergency Winter Shelter Program  |
|  | ITEM-150: FY 2012 Homeless Emergency Winter Shelter Program. (Citywide.)  |
|  | HCR11-081 - Renewal and Revision of Memorandum of Understanding between City and Housing Commission for Provision of Homeless Shelter Services  |
|  | HAR11-034 - Renewal and Revision of Memorandum of Understanding Between City and Housing Commission for Provision of Homeless Shelter Services  |
|  | HCR11-075 - Contract with YWCA to Operate Cortez Hill Family Center   |
|  | HAR11-031 - Contract with YWCA to Operate Cortez Hill Family Center   |
|  | HCR12-071 - Contract with YWCA to Operate Cortez Hill Family Center   |
|  | HAR12-028 - Contract with YWCA to Operate Cortez Hill Family Center   |
|  | HCR12-052 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing  |
|  | HAR12-035 - FY2013 Homeless Emergency Winter Shelter Program & Connections Housing  |
|  | HAR12-041 - Third Amendment to the Memorandum of Understanding between the City of San Diego and San Diego Housing Commission for the Provision of the City's Homeless Shelter and Services (Council Companion Item)  |
|  | HCR13-050 - Contract with YWCA to Operate Cortez Hill Family Center   |
|  | HAR13-016 - Contract with YWCA to Operate Cortez Hill Family Center   |
|  | HCR14-019 - ESG/CDBG Funding Substitution for Cortez Hill Family Center & Connections Housing Interim Bed Program   |
| Homeless Transitional<br>Storage Center                        | * ITEM-104: Community Projects, Programs and Services Funding Allocation to the San Diego Housing Commission. (Downtown San Diego Community Area. Districts 1, 2, 3, 5, 6, 7, and 8.)   |
|  | * ITEM-S509: Community Projects, Programs and Services Funding Allocation to the San Diego Housing Commission for the Homeless Storage Check-In Center. (The Homeless Storage Check-In Center is located in Downtown San Diego. Districts 1, 2, 3, 5, and 7.) |
|  | HCR14-031 - Approval of Lease Agreement for Girls Think Tank  |
| Regional Continuum of<br>Care Council                          | HCR12-072 - Workshop Discussion: Solutions to Homelessness - The Role of the Continuum of Care and SDHC Past, Present and Future  Presentation  |
|  | ITEM-7: Workshop by San Diego Housing Commission - SOLUTIONS TO HOMELESSNESS: THE ROLE OF THE CONTINUUM OF CARE AND SDHC PAST, PRESENT AND FUTURE PowerPoint  |
| Options for Additional Housing and Homeless Service Facilities | HCR12-096 - Workshop Discussion: Options for Additional Housing and Homeless Service Facilities  Presentation   |
|  | LUH ITEM-8: Workshop by San Diego Housing Commission - OPTIONS FOR ADDITIONAL HOUSING AND HOMELESS SERVICE FACILITIES PowerPoint  |
| Five-Year Affordable Housing Master Plan                       | HCR11-114 - Centre City Development Corporation (CCDC) 5-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego  |
| with Civic San Diego   | PowerPoint Presentation   |
|  | HCR13-017 - Workshop & Discussion: Housing Master Plan with Civic San Diego   |
|  | <u>Presentation</u>   |
|  | HCR13-043 - Workshop & Discussion: Housing Master Plan with Civic San Diego   |
|  | <u>Presentation</u>   |

# **Creating and Preserving Affordable Housing – Board Reports**

| Section                                  | Board Report(s)  |
|--|--|
| Smoke-Free Policy                        | HCR13-033 - Implementation of a Smoke-Free Policy on San Diego Housing Commission Properties PowerPoint Presentation  HAR13-010 - Implementation of a Smoke-Free Policy on San Diego Housing Commission Properties PowerPoint Presentation |
| Preserving SDHC-owned Affordable Housing |  |
| Green Physical Needs<br>Assessment       | HCR13-037 - Award of Contract for Green Physical Needs Assessment  |
| Asset Management                         | HCR13-028 - Award of Contract for Asset Management Consulting Services   |

| Property                        | Board Report(s)   |
|---------------------------------|---|
| Renovations at SDHC-own         | ned Properties  |
| Park Crest Apartments           | HCR12-107 Park Crest Senior Apartments - Property Acquisition   |
| Maya Linda Apartments           | HCR12-001 - Award of Contract for Sound Attenuation and Energy Efficiency Upgrades at Maya Apartments |
|                                 | HAR12-001 - Award of Contract for Sound Attenuation and Energy Efficiency Upgrades at Maya Apartments |
|                                 | HCR12-047 - Revision to Maya Apartments Budget for Temporary Relocation Due to Upgrades               |
| Mariner's Village<br>Apartments | HCR13-005 - Mariner's Village Apartments Accessibility Upgrades - Construction Contract Approval      |
|                                 | HAR13-001 - Mariner's Village Apartments Accessibility Upgrades - Construction Contract Approval      |



| Property                        | Board Report(s)  |
|---------------------------------|--|
| Hotel Sandford                  | HCR09-107 - Hotel Sandford - Property Acquisition (Council District 2) Attachments   |
|                                 | HCR10-079 - Hotel Sandford - Construction Management Services Contract   |
|                                 | HCR10-042 - Hotel Sandford - Architectural Services Design Contract  |
|                                 | HCR10-052 - Hotel Sandford - Property Management Services Contract   |
|                                 | HCR10-097 - Hotel Sandford - Lease Approval for BB's Delicatessen (Council District 2)   |
|                                 | HCR11-035 - Hotel Sandford - Construction Services Contract MEMO   |
|                                 | HCR11-070 - Hotel Sandford - Lease Approval for P5 Academy   |
|                                 | HAR10-013 - Acquisition of the Hotel Sandford Additional attachments   |
|                                 | HAR10-030 - Hotel Sandford-Architectural Services Design Contract  |
|                                 | HAR10-050 - Hotel Sandford- Property Management Services Contract Additional Attachments   |
|                                 | HAR10-049 - Hotel Sandford-Lease Approval for BB's Delicatessen  |
|                                 | HAR11-020 - Hotel Sandford - Construction Services Contract Additional Attachment 1 Additional Attachment 2 Additional Attachment 3 Additional Attachment 4 Additional Attachment 5 Additional Attachment 6 Additional Attachment 7 Additional Attachment 8 Additional Attachment 9 HCR13-042 - Hotel Sandford Commercial Lease for Bartending College HCR13-057 - Barber College Lease Renewal at Hotel Sandford HAR13-022 - Associated Barber College of San Diego, Inc. Lease Renewal at Hotel Sandford HCR13-073 - Property Management Services Contract for Hotel Sandford HAR13-027 - Property Management Services Contract for Hotel Sandford |
| University Canyon<br>Apartments | HCR13-006 - Award of Construction for the Removal and Replacement of Asphaltic Concrete Parking Lot at 2052-2098 Via Las Cumbres   |
| New Public Housing Sites        | HCR12-022 - Otay Villas/Adaptable Housing Preservation Plan  |
|                                 | HAR12-011 - Otay Villas/Adaptable Housing Preservation Plan  |
|                                 | HAR12-031 - Amendment of Funding Sources for Otay Villas/Adaptable Housing Preservation Plan   |
|                                 | HCR12-108 - Transfer and Conveyance of Otay Villas/Adaptable Housing Projects to the San Diego Housing Commission in Furtherance of the Housing Authority Approved Preservation Plan   |
|                                 | HAR12-042 - Transfer and Conveyance of Otay Villas/Adaptable Housing Projects to the San Diego Housing Commission in Furtherance of the Housing Authority Approved Preservation Plan   |

# **Creating and Preserving Affordable Housing – Board Reports**

| Property                     | Board Report(s)   |
|------------------------------|---|
| Housing Development Partners | HCR12-010 - Ratifying the Actions of Housing Development Partners of San Diego ("HDP") and Appoint Board Members                        |
| Hotel Churchill              | HCR13-049 - Hotel Churchill Development Plan  |
|                              | HAR13-015 - Hotel Churchill Development Plan  PowerPoint Presentation   |
| San Diego Square             | <u>HCR13-011</u> - San Diego Square Loan Recommendation and Preliminary Bond Items<br><u>PowerPoint Presentation</u>                    |
|                              | HAR13-011 - San Diego Square Loan Recommendation and Preliminary Bond Items (Council Companion Item)                                    |
| The Mason                    | HCR10-093 - Rehabilitation of Mason Hotel   |
|                              | HAR10-051 - Rehabilitation of Mason Hotel   |
|                              | HCR10-095 - Request for Determination of Exemption from Single Resident Occupancy Replacement Ordinance, Mason Hotel, 1345 Fifth Avenue |
|                              | HCR11-103 - Mason Hotel Sponsor Modifications   |
|                              | HCR12-011 - Ratify the Actions of HDP Mason Housing Corporation and Appoint Board Members   |
| Knox Glen Apartments         | HCR12-064 - Knox Glen Refinancing & Preliminary Bond Items  |
|                              | HAR12-023 - Knox Glen Townhomes Refinancing and Preliminary Bond Items  |
|                              | HCR12-093 - Final Bond Authorization for Knox Glen Townhomes  |
|                              | HAR12-040 - Knox Glen Final Bond Authorization  |

| Section                               | Board Report(s)   |
|---------------------------------------|---|
| Affordable Housing                    | HCR11-029 - Affordable Housing Fund FY2012 Annual Plan  |
| Fund (Housing Trust Fund/Inclusionary | HCR12-089 - Affordable Housing Fund Fiscal Year 2012 Annual Report  |
| Housing Fund)                         | CCR12-005 - Affordable Housing Fund FY12 Annual Report (Informational Item to City Council ONLY)  |
|                                       | HCR11-144 - Revision of Two San Diego Housing Commission Policies Regarding Responsibilities Related to the Inclusionary Housing Fund (IHF) and Inclusionary Housing Program (IHP), as well as Responsibilities Related to the Housing Trust Fund (HTF) |
|                                       | HAR12-003 - Revision of Two San Diego Housing Commission Policies Regarding Responsibilities Related to the Inclusionary Housing Fund (IHF) and Inclusionary Housing Program (IHP), as well as Responsibilities Related to the Housing Trust Fund (HTF) |
|                                       | HCR12-045 - Affordable Housing Fund FY2013 Annual Plan  |
|                                       | CCR12-002 - Affordable Housing Fund FY2013 Annual Plan (Council Item Only)  |
|                                       | HCR13-065 - Affordable Housing Fund Fiscal Year 2013 Annual Report Presentation   |
|                                       | CCR13-007 - Affordable Housing Fund FY13 Annual Report  |
|                                       | (Informational Item to City Council ONLY)   |
|                                       | HCR13-016 - Proposed FY2014 Affordable Housing Fund Annual Plan Presentation  |
|                                       | CCR13-002 - Affordable Housing Fund FY2014 Annual Plan (Council Item Only) Presentation   |
|                                       | HCR14-021 - Proposed Fiscal Year 2015 Affordable Housing Fund Annual Plan<br>Presentation   |



| Section                 | Board Report(s)  |
|-------------------------|--|
| Affordable Housing Fund | Development  |
| Kalos Apartments        | HCR11-018 - Florida Street Apartments Additional Funding and Preliminary Bond Request  |
|                         | HAR11-010 - Florida Street Apartments - Additional Funding and Preliminary Bond Request  |
|                         | HCR11-052 - Final Bond Authorization for Florida Street Apartments   |
|                         | HAR11-028 - Final Bond Authorization for Florida Street Apartments   |
| COMM22 Family Housing   | HCR11-046 - Loan and Preliminary Bond Items for COMM 22 Family Housing   |
|                         | HAR11-021 - Loan and Preliminary Bond Items for COMM 22 Family Housing   |
|                         | HCR12-080 - COMM 22 Family Housing TEFRA Hearing   |
|                         | CCR12-004 - COMM 22 Family TEFRA Hearing (Council Item Only)   |
|                         | HCR12-110 - Final Bond Authorization for COMM22 Family   |
|                         | HAR12-044 - Final Bond Authorization for COMM 22 Family Bond Documents   |
|                         | HAR13-006 - Supplemental Bond Authorization for COMM22 Family Bond Documents   |
| COMM22 Senior Housing   | HCR12-070 - COMM22 Senior Housing – Loan Confirmation and Preliminary Bond Items Attachment 10A-10B Attachment 10C-10D PowerPoint Presentation |
|                         | HAR12-027 - COMM22 Senior Housing – Loan Confirmation and Preliminary Bond Items (Council Companion Item)                                      |
|                         | HCR13-048 - COMM22 Senior Housing – TEFRA Hearing  |
|                         | CCR13-004 – COMM22 Senior Housing – TEFRA Hearing  |
|                         | HCR13-072 – Final Bond Authorization for COMM22 Senior Housing PowerPoint Presentation   |
|                         | HAR13-025 - Final Bond Authorization for COMM22 Senior Housing Bond Documents  |
| Mesa Commons            | HCR12-065 - Mesa Commons Apartments Loan Recommendation  |
| Apartments              | <u>Presentation</u>  |
|                         | HAR12-024 - Mesa Commons Apartments Loan Recommendation  |
|                         | <u>Presentation</u>  |
| Juniper Gardens         | HAR12-012 - Juniper Gardens Loan Request   |
| Multifamily Bond        | HCR13-009 - Multifamily Bond Program - Annual Status Report for Calendar Year 2012   |
| Program                 | HCR13-062 - Multifamily Mortgage Revenue Bond Program Policy Amendments  |
|                         | HAR13-021 - Multifamily Mortgage Revenue Bond Program Policy Amendments  |
|                         | HAR14-005 - Multifamily Bond Program - Annual Status Report for 2013   |
| Alpha Square Apartments | HCR13-061 – Alpha Square Preliminary Bond Items  |
|                         | HAR13-020 - Alpha Square Preliminary Bond Items (Council Companion Item)   |
|                         | HCR14-011 - Final Bond Authorization for Alpha Square  |
|                         | HAR14-007 - Final Bond Authorization for Alpha Square  |
|                         | Bond Documents   |

# **Creating and Preserving Affordable Housing – Board Reports**

| Section                          | Board Report(s)   |
|----------------------------------|---|
| Celadon at Ninth and<br>Broadway | HCR12-082 - Ninth & Broadway - Preliminary Multifamily Housing Revenue Bond Items                                       |
|                                  | Presentation  |
|                                  | HAR12-034 - Ninth & Broadway - Preliminary Bond Items (Council Companion Item)  |
|                                  | HCR12-109 - Final Bond Authorization for Ninth & Broadway   |
|                                  | HAR12-043 - Final Bond Authorization for Ninth & Broadway Bond Documents  |
| Fairbanks Commons                | HCR12-079 - Fairbanks Commons Preliminary Bond Items  |
|                                  | HAR12-032 - Fairbanks Commons Preliminary Bond Items (Council Companion Item)   |
|                                  | HCR12-116 - Final Bond Authorization for Fairbanks Commons  |
|                                  | <u>HAR12-047</u> - Final Bond Authorization for Fairbanks Commons<br><u>Bond Documents</u>                              |
| Fairbanks Square                 | HCR13-051 – Fairbanks Square Preliminary Bond Items   |
|                                  | HAR13-018 - Fairbanks Square Preliminary Bond Items (Council Companion Item)  |
|                                  | HCR13-077 – Final Bond Authorization for Fairbanks Square   |
|                                  | HAR13-026 - Final Bond Authorization for Fairbanks Square Bond Documents  |
| COMM22 Senior                    | See "Affordable Housing Fund Development"   |
| COMM22 Family                    | See "Affordable Housing Fund Development"   |
| HOME Investment Partne           | erships Program   |
| Mesa Commons                     | See "Affordable Housing Fund Development"   |
| COMM22 Senior                    | See "Affordable Housing Fund Development"   |
| Juniper Gardens                  | See "Affordable Housing Fund Development"   |
| SDHC First-Time                  | HCR13-097 - Proposed Fiscal Year 2014 Budget Revision – Homeownership   |
| Homebuyer Program                | HAR14-003 - Proposed Fiscal Year 2014 Budget Revision – Homeownership   |
|                                  | HCR14-016 - Proposed Fiscal Year 2014 Budget Revision HOME Investment Partnerships Program Income Funds - Homeownership |
|                                  | HAR14-009 - Proposed Fiscal Year 2014 Budget Revision HOME Investment Partnerships Program Income Funds - Homeownership |
|                                  | HCR14-049 - Proposed Fiscal Year 2014 Budget Revision HOME Investment Partnerships Program Funds – Homeownership        |
|                                  | HAR14-022 - Proposed Fiscal Year 2014 Budget Revision HOME Investment Partnerships Program Funds – Homeownership        |
| SDHC Loan Portfolio              | HCR12-057 - Status of Loan Portfolio - 3rd Quarter FY2012   |
|                                  | HCR12-097 - Status of Loan Portfolio - 4th Quarter FY12   |
|                                  | HCR12-127 - Status of Loan Portfolio - 1st Quarter Fiscal Year 2013   |
|                                  | HCR13-020 - Status of Loan Portfolio - Second Quarter FY13  |
|                                  | HCR13-032 - Status of Loan Portfolio - 3rd Quarter FY2013   |
|                                  | HCR13-066 - Status of Loan Portfolio - 4th Quarter FY2013   |
|                                  | HCR13-087 - Status of Loan Portfolio - 1st Quarter FY2014   |
|                                  | HCR14-023 - Status of Loan Portfolio - Second Quarter FY 2014   |



| Section                 | Board Report(s)  |
|-------------------------|--|
| Lead Testing            |  |
| Lead Based Paint Hazard | HCR12-018 - Grant Application Ratification - HUD Lead-Based Paint Hazard Control Grant                               |
| Control Grant           | HCR12-092 - SDHC Semi-Annual Grants Report January 2012-June 2012  |
|                         | HCR12-112 - Award of Contract to Environmental Health Coalition for Lead Based Paint Hazard Control Grant Activities |

| Property                 | Board Report(s)  |
|--------------------------|--|
| Finance Plan Properties  |  |
| Arbor Village Apartments | HCR08-102 - Loan and Bond Inducement for Arbor Village (Council District 4)                      |
|                          | HCR09-048 - Arbor Village Apartments Finance Plan (Council District 4)                           |
|                          | HCR09-119 - Arbor Village Apartments - Additional Funding Request (Council District 4)           |
|                          | HAR08-035 - Loan and Bond Inducement For Arbor Village (Council District 4)                      |
| Courtyard Apartments     | HCR10-105 - Acquisition of Courtyard Condos Attachments 3-6                                      |
| Hotel Sandford           | See "Creating and Preserving Affordable Housing/ Renovations at SDHC-owned Properties            |
| Mariner's Village        | HCR10-104 - Mariner's Village Apartments - Property Acquisition                                  |
| Apartments               | HCR10-137 - Mariner's Village Apartments - Temporary Management Contract                         |
|                          | HCR11-001 - Property Management Services Contract for Mariners Village                           |
|                          | HCR11-040 - Mariner's Village Apartments - Encroachment Disposition                              |
|                          | HCR11-084 - Architectural Services for Mariners Village Accesability Upgrades                    |
|                          | HAR10-061 - Mariner's Village Apartments - Temporary Management Contract                         |
|                          | HAR11-004 - Property Managment Services Contract for Mariners Village                            |
|                          | HAR11-018 - Mariners Village Apts Encroachment Disposition                                       |
|                          | HCR13-005 - Mariner's Village Apartments Accessibility Upgrades - Construction Contract Approval |
|                          | HAR13-001 - Mariner's Village Apartments Accessibility Upgrades - Construction Contract Approval |
| Riverwalk Apartments     | HCR07-014 - Loan for Riverwalk Apartments (Council District 8)                                   |
|                          | HCR09-051 - Riverwalk Apartments Finance Plan (Council District 8)                               |
|                          | HAR07-003 - Loan for Riverwalk Apartments (Council District 8)                                   |
| Park Terramar Apartments | HCR11-027 - Terramar - Acquisition and Preliminary Bond Request  Memo                            |
|                          | HCR11-051 - Final Bond Authorization for Terramar Apartments                                     |
|                          | HAR11-013 - Terramar - Acquisition and Preliminary Bond Items                                    |
|                          | HAR11-027 - Final Bond Authorization for Terramar Apartments                                     |
| Vista Grande Apartments  | HCR09-034 - Vista Grande Apartments Finance Plan (Council District 4)                            |

# **Creating and Preserving Affordable Housing – Board Reports**

| Property                           | Board Report(s)   |
|------------------------------------|---|
| Estrella del Mercado<br>Apartments | HCR10-083 - Financing for Mercado del Barrio Apartments                                       |
|                                    | HCR10-149 - Modification of HCR10-083 Mercado Apartments                                      |
|                                    | HCR11-041 - Modification of HCR10-083 Mercado Apartments                                      |
|                                    | HAR10-042 - Financing for Mercado del Barrio Apartments                                       |
|                                    | <u>HAR10-066</u> - Mercado Apartments - Modification of Housing Authority Resolution No. 1471 |
| Mission Apartments                 | HCR10-138 - Loan for Mission Apartments   |
|                                    | HCR11-025 - Final Bond Authorization for Mission Apartments                                   |
|                                    | HAR10-064 - Loan for Mission Apartments   |
|                                    | HAR11-011 - Final Bond Authorization for Mission Apartments                                   |
| Park Crest Apartments              | HCR12-107 - Park Crest Senior Apartments - Property Acquisition                               |

| Year:   | HC Board Reports:   | HA Board Reports:  |  |  |
|---------|---|--|--|--|
| Finance | Finance Plan Reports by Year  |  |  |  |
| 2006    | HCR06-085 - Re-positioning of the San<br>Diego Housing Commission's Public Housing<br>Portfolio   | n/a  |  |  |
| 2007    | n/a   | HAR06-026 - Re-positioning of the San Diego Housing Commission's Public Housing Portfolio  |  |  |
| 2008    | HCR08-106 - Housing Commission Plans for Development of Additional Affordable Units   | <u>HAR08-041</u> - Housing Commission Plans for<br>Development of Additional Affordable Units  |  |  |
| 2009    | HCR09-033 - Amendment and Additional Funding of Contracts to provide Professional Services for the Commission's Development of Additional Affordable Housing (Citywide)  HCR09-081 - Workshop Discussion: SDHC Financing Plan | HAR09-028 - Actions Related to the Issuance of Revenue Bonds Secured by Properties Transferred from HUD  HAR09-030 - Finance Plan for Acquisition of New Affordable Housing Units Additional Materials:                                      |  |  |
|         | HCR09-085 - Finance Plan for Acquisition of<br>New Affordable Housing Units<br>HCR09-112 - Additional Funding to Keyser<br>Marston Associates, Inc. Contract (Citywide)   | PNC Engagement Letter Orrick Herrington Draft Agreement Exclusive Rep Appt NorthMarq Realty Services Eichner Norris Draft Agreement Greystone Loan Application-Belden Greystone Loan Application-36 Properties Selection of NorthMarq Letter |  |  |
| 2010    | HCR10-054 - Real Estate Finance Plan Update as of June 30, 2010   | HAR10-032 - Real Estate Finance Plan Update as of June 30, 2010  |  |  |



| Year:      | HC Board Reports:   | HA Board Reports:  |  |  |
|------------|---|--|--|--|
| Finance Pl | Finance Plan Reports by Year  |  |  |  |
| 2011       | HCR11-020 - Award of Contract to NorthMarq Realty Services, Inc.                                | HAR11-007 - Award of Contract to NorthMarq Realty Services, Inc. |  |  |
|            | HCR11-021 - Real Estate Finance Plan Update as of March 2011                                    | HAR11-009 - Real Estate Finance Plan Update as of March 2011     |  |  |
|            | HCR11-078 - Real Estate Finance Plan Update as of March 2011                                    | HAR11-042 - Real Estate Finance Plan Update as of September 2011 |  |  |
|            | HCR11-079 - Real Estate Finance Plan Update as of March 2011 Addendum #1 (July 2011)            | PowerPoint Presentation  |  |  |
|            | HCR11-080 - Real Estate Finance Plan Update as of March 2011 Addendum #2 (August 2011)          |  |  |  |
|            | HCR11-116 - Real Estate Finance Plan Update<br>as of March 2011 Addendum #3 (October<br>2011)   |  |  |  |
|            | HCR11-121 - Real Estate Finance Plan Update as of September 2011                                |  |  |  |
|            | HCR11-133 - Real Estate Finance Plan Update<br>as of September 2011 Addendum #1 to<br>HCR11-121 |  |  |  |
| 2012       | HCR12-013 - Real Estate Finance Plan Update as of December 2011                                 | HAR12-026 - Real Estate Finance Plan Update as of<br>March 2012  |  |  |
|            | HCR12-024 - Real Estate Finance Plan Update as of December 2011 - Addendum #3 to HCR11-121      |  |  |  |
|            | HCR12-026 - Real Estate Finance Plan Update as of January 2012 - Addendum #4 to HCR11-121       |  |  |  |
|            | HCR12-067 - Workshop Discussion: Real Estate Department Conversion Projects Presentation        |  |  |  |
|            | HCR12-039 - Real Estate Finance Plan Update<br>as of February 2012<br>Addendum #5 to HCR11-121  |  |  |  |
|            | HCR12-059 - Real Estate Finance Plan Update as of March 2012 Addendum #6 to HCR11-121           |  |  |  |
|            | HCR12-106 - Real Estate Finance Plan Update as of June 2012 Presentation                        |  |  |  |
| 2013       | HCR13-003 - Real Estate Finance Plan Update - 1st Quarter Fiscal Year 2013 (Presentation)       | HAR13-008 - Real Estate Finance Plan Update as of January 2013   |  |  |

| Section               | Board Report(s)   |
|-----------------------|---|
| Real Estate Portfolio | HCR12-105 - Annual Status Report on SDHC Real Property Assets |
|                       | HCR13-060 - Annual Status Report on SDHC Real Property Assets |

# Finance – Board Reports

| Section | Board Report(s)  |
|---------|--|
| Budget  | HCR11-003 - Workshop Discussion: Proposed Fiscal Year 2012 Budget  |
|         | HCR11-023 - Proposed Fiscal Year 2012 Budget   |
|         | BFR11-001 - FY2012 Proposed Housing Commission Budget  |
|         | HAR11-025 - Proposed Fiscal Year 2012 Budget   |
|         | HCR11-076 - FY 2012 Proposed Budget Revision and Contract with Alpha Project to Operate the Neil Good Day Center             |
|         | HAR11-032 - FY2012 Proposed Budget Revision and Contract with Alpha Project to Operate the Neil Good Day Center              |
|         | HCR11-143 - Proposed FY2012 Fall Revision  |
|         | HAR12-002 - Proposed FY2012 Fall Revision to the San Diego Housing Commission Budget   |
|         | HCR12-017 - Proposed Fiscal Year 2012 Budget Revision  |
|         | HAR12-007 - Proposed Fiscal Year 2012 Budget Revision  |
|         | HCR12-043 - Proposed FY2012 Budget Revisions   |
|         | HCR12-007 - Workshop Presentation and Discussion: San Diego Housing Commission Proposed Fiscal Year 2013 Budget Presentation |
|         | BFR12-001 - SDHC Proposed Fiscal Year 2013 Budget  |
|         | HCR12-051 - San Diego Housing Commission FY2013 Budget Approval  |
|         | HAR12-019 - San Diego Housing Commission FY2013 Budget BA Report 12-18   |
|         | HCR13-029 - Workshop Discussion: San Diego Housing Commission Proposed Fiscal Year 2014 Budget PowerPoint Presentation       |
|         | HCR13-030 - San Diego Housing Commission FY2014 Budget Approval  |
|         | BFR13-001 - SDHC Proposed Fiscal Year 2014 Budget  |
|         | HAR13-009 - SDHC Proposed Fiscal Year 2014 Budget PowerPoint Presentation  |
|         | HCR14-014 - Workshop & Discussion: San Diego Housing Commission Proposed Fiscal Year 2015 Budget PowerPoint Presentation     |
|         | HCR14-018 - Proposed Fiscal Year 2015 Budget   |
|         | BFR14-001 - SDHC Proposed Fiscal Year 2015 Budget  |



#### Finance – Board Reports

| Section                        | Board Report(s)  |
|--------------------------------|--|
| Annual Finance Audit<br>Report | HCR12-122 - Fiscal Year 2012 Annual Finance Audit Report Attachment 1 Attachment 2 Attachment 3 Attachment 4 Attachment 5 Attachment 6 |
|                                | HCR13-044 - Award of Contract for QA Audit Assessment Services   |
|                                | HCR13-091 - Fiscal Year 2013 Annual Finance Audit Attachment 1 Attachment 2 Attachment 3 Attachment 4                                  |
|                                | Attachment 5 Attachment 6 Attachment 7   |
|                                | Attachment 8   |
|                                | PowerPoint Presentation  |
| Investment Report              | HCR13-096 - Award of Contract for Financial Audit Consulting Services  |
| investment report              | HCR12-058 - Third Quarter FY2012 Investment Report   |
|                                | HCR12-100 - Fourth Quarter FY2012 Investment Report  HCR13-013 - Investment Status Report - 1st Quarter Fiscal Year 2013               |
|                                | HCR13-021 - Investment Report - Second Quarter FY13  |
|                                | HCR13-041 - Investment Status Report 3rd Quarter FY2013  |
|                                | HCR13-068 - Investment Status Report - 4th Quarter FY2013  |
|                                | HCR13-094 - Investment Status Report - 1st Quarter FY2014  |
|                                | HCR14-024 - Investment Report - Second Quarter FY 2014   |
| Agency Financial               | HCR12-087 - Agency Financial Statements - 3rd Qtr 2012   |
| Statements                     | HCR13-004 - Agency Financial Statements (Unaudited) - Second Quarter FY13  |
|                                | HCR13-036 - Agency Financial Statements 3rd Qtr FY2013 (Unaudited)   |
|                                | HCR13-067 - Agency Financial Statements - 4th Quarter FY2013   |
|                                | HCR14-006 - Agency Financial Statements 1st Quarter FY2014   |
|                                | HCR14-025 - Agency Financial Statements – 2nd Quarter Fiscal Year 2014 (Unaudited)   |

#### Finance – Board Reports

| Section | Board Report(s)  |
|---------|--|
| Grants  | HCR12-092 - SDHC Semi-Annual Grants Report January 2012-June 2012  |
|         | HCR13-010 - San Diego Housing Commission Semi-Annual Grants Report - July 2012 through December 2012 Presentation          |
|         | HAR13-003 - San Diego Housing Commission Semi-Annual Grants Report - July 2012 through December 2012                       |
|         | HCR13-063 - San Diego Housing Commission Semi-Annual Grants Report January 2013 - June 2013                                |
|         | HAR13-028 - San Diego Housing Commission Semi-Annual Grants Report January 2013-<br>June 2013                              |
|         | HCR14-015 - San Diego Housing Commission Semi-Annual Grant Report July 2013-December 2013                                  |
|         | HAR14-008 - San Diego Housing Commission Semi-Annual Grant Report July 2013-December 2013                                  |
|         | HCR14-035 - Application for Sate of California Housing and Community Development Local Housing Trust Fund Program Funding  |
|         | HAR14-015 - Application for State of California Housing and Community Development Local Housing Trust Fund Program Funding |

**Updates to 2013 Annual Report & Portfolio** 



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