



The Plaza Hotel

Annual Action Plan Funding Priorities

**Housing and
Community
Development
Commission**

January 11, 2018

2015-2020 Consolidated Plan Priority Areas

- 1) Respond to Homelessness
- 2) Promote Fair Housing Choices
- 3) Strengthen Neighborhoods
- 4) Increase and Preserve Affordable Housing Opportunities

FY 2018-19 *Estimated* HUD Program Allocations

Funding Source	Primary Use	Estimated Allocation
CDBG	Housing and Community Development Programs, Services and Capital Improvements	\$7,786,250
HOME	Housing	\$2,387,150
ESG	Homeless Services and Shelter Operations	\$717,550
HOPWA	Housing Support for Persons with AIDS	\$949,300
Estimated total:		\$11,840,250
<i>*Note – Estimated numbers above assume a 5% reduction from previous year.</i>		

FY 2018-2019 CDBG-funded Public Services

SERVICE	ACTIVITIES	FY 2018-19 EST. ALLOCATION
Homeless Services	<ul style="list-style-type: none"> • Outreach & Shelter • Rapid Rehousing & Supportive Services 	\$350,000
Legal Services	<ul style="list-style-type: none"> • Outreach • Investigations • Legal Representation 	\$530,000
Neighborhood Engagement	<ul style="list-style-type: none"> • Safety Net Services • Leadership Development 	\$200,000
Senior Services	<ul style="list-style-type: none"> • Hot Meal Delivery • Senior Access & Health Support 	\$200,000
Fair Housing Services	<ul style="list-style-type: none"> • Tenant/Landlord Services 	\$250,000

Teal dotted line indicates new RFP per 2018-2019 Annual Action Plan

2018-2019 Homeless Services

Potential CDBG Homeless Services

- Homeless Outreach
- Case Management
- Homeless Prevention
- Support for transition-aged youth (18-24)

Next Steps

TASKS	TIMING
Housing & Community Development Commission (Hearing #2 Presentation of the DRAFT AAP)	April 2018
City Council (Hearing #3 Presentation of the DRAFT AAP)	April 2018
City Council (Hearing #4 Presentation of the FINAL AAP)	May 2018
Submission of the Annual Action Plan to HUD	May 2018

Recommendation

Provide the public and this commission the opportunity, in a publicly noticed hearing, to provide input on the identified federal funding priorities and strategies.

Housing Investment Plan

Housing and Community Development Commission (HCDC)

January 11, 2018

Housing Department: Background

Established in 1988

Created > 21,000 affordable apartments/homes

Expended > \$1.1 Billion; Leveraged > \$5 Billion in private capital to create affordable housing



Housing Investment Plan: Background



2015 & 2017 HIPs emphasized development of:

- Affordable apartments for the formerly homeless
- City-owned properties

Investments in Supportive Housing: **By the Numbers**

Since 2016...

**City Investment of
\$57,500,000**

(\$26,000,000 pending)



Production Pipeline – 2,140

City Funded – 1,143

Homeless - 800

**Potential
Tax Payer
Savings**

\$33,438,798 Annually



AFFORDABLE HOUSING PRODUCTION ESTIMATES BY YEAR

Status of Affordable Housing: **Approved Developments**

Project	# Affordable Units	Construction Status	Estimated Completion Date	Council District
Santa Clara Inn	56	Completed	NA	6
Plaza Hotel	47	Completed	NA	3
Vermont House	16	Construction	Winter 2018	6
HIP Properties	44	Construction	Summer 2018	multiple
Laurel Grove Family	82	Construction	Summer 2018	6
2nd Street Studios	134	Construction	Fall 2018	3
Park Avenue Seniors	100	Construction	Winter 2019	6
Metropolitan South	31	Construction	Winter 2019	7
Renascent Place	162	Construction	Winter 2019	7
Villas on the Park	84	Pending	Summer 2019	3
Leigh Avenue Seniors	64	Pending	Fall 2020	6
Quetzal Gardens	71	Pending	Winter 2021	5
North San Pedro	134	Pending	Winter 2021	5
TOTAL	1,025			

Status of Affordable Housing: Predevelopment

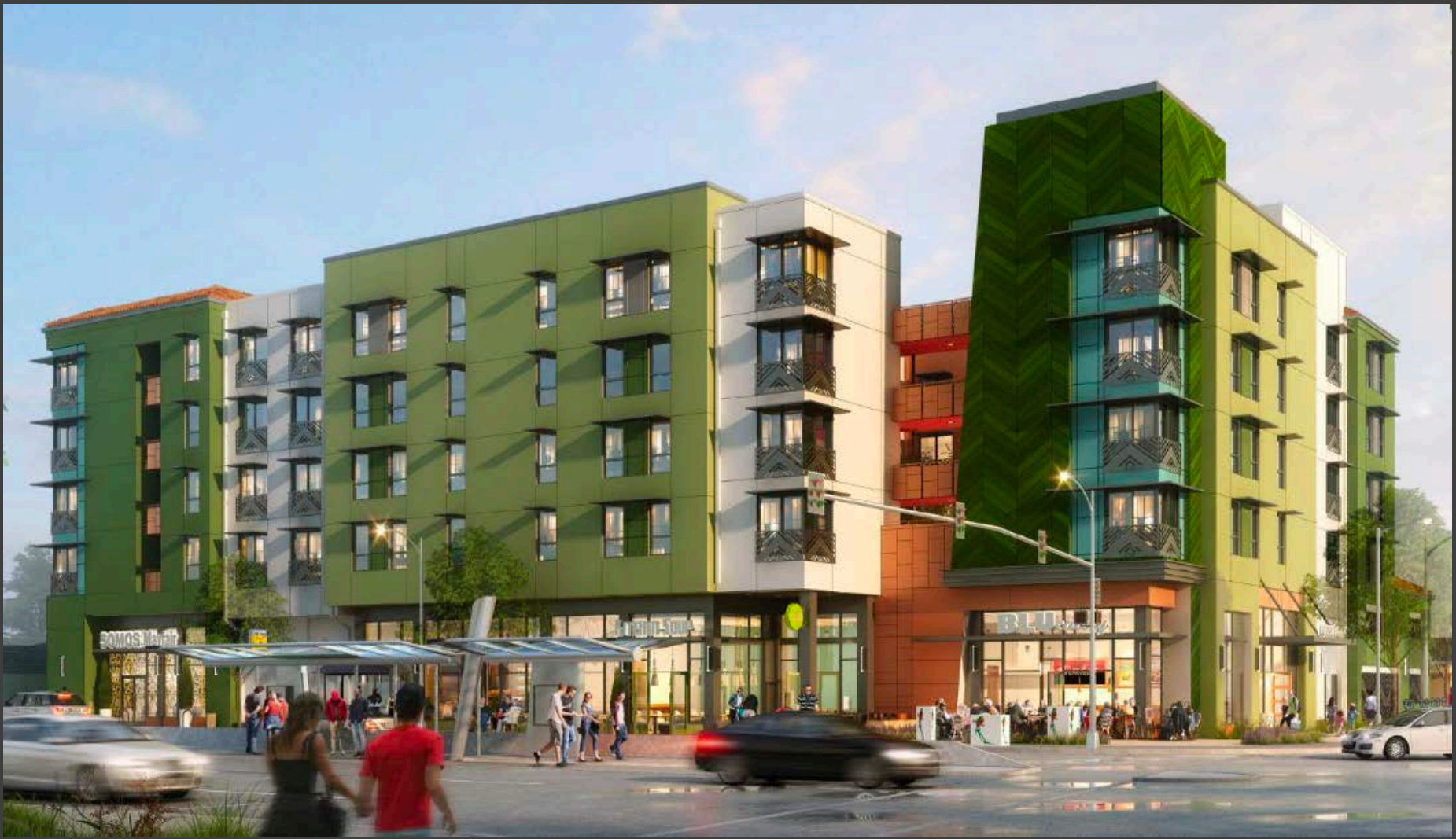
Project	# Affordable Units	Status	Estimated Completion Date	Council District
226 Balbach (City Owned)	71	Predevelopment	TBD	3
Gallup/Mesa (City Owned)	41	Predevelopment	TBD	10
Evans Lane (City Owned)	60	Predevelopment	TBD	6
Race Street Family	116	Predevelopment	TBD	6
Race Street Seniors	90	Predevelopment	TBD	6
Roosevelt Park	81	Predevelopment	TBD	3
Meridian/Page	90	Predevelopment	TBD	6
295 E. Virginia Street	301	Predevelopment	TBD	3
1936 Alum Rock	95	Predevelopment	TBD	5
397 Blossom Hill Road	170	Predevelopment	TBD	2
TOTAL	1,115			



Project Name	2nd Street Studios	City Contribution	\$16,900,000
Developer	First Community	Target Population	100% PSH
Council District	3	Construction Start	Underway
# of Apartments	134	Completion	Fall 2018 (Est.)



Project Name	Villas on the Park	City Contribution	\$7,300,000
Developer	PATH/Affirmed	Target Population	100% PSH
Council District	3	Construction Start	Spring 2018 (Est.)
# of Apartments	84	Completion	Fall 2019 (Est.)



Project Name	Quetzal Gardens	City Contribution	\$9,900,000
Developer	RCD	Target Population	Homeless/Family
Council District	5	Construction Start	Winter 2019 (Est.)
# of Apartments	71	Completion	Winter 2021 (Est.)

FY 2018-2021 Housing Investment Plan: Opportunities

- County Measure A
- State Legislation – Housing Package (15 Bills)
- Mayor’s Housing Plan
- City Resources – One-time Funding



FY 2018-21 Housing Investment Plan: Approach

MULTI-YEAR REVENUE PROJECTION

Funding Source	FY 17/18	FY 18/19	FY 19/20	FY 20/21
Affordable Housing Impact Fee (AHIF)	\$230,000	2,000,000	\$10,000,000	\$10,000,000
Inclusionary Ordinance In-Lieu	\$0	\$3,200,000	\$0	\$21,000,000
Inclusionary Policy In-Lieu	\$11,400,000	\$10,300,000	\$13,800,000	\$0
Low and Moderate-Income Housing Asset Fund (LMIHAF)	\$60,000,000	\$12,000,000	\$10,000,000	\$10,000,000
HOME	\$7,600,000	\$2,000,000	\$2,000,000	\$2,000,000
Community Development Block Grant (CDBG)	\$2,000,000	\$1,000,000	\$0	\$0
Housing Authority Settlement	\$22,700,000	\$0	\$0	\$0
TOTAL	\$103,700,000	\$28,500,000	\$25,800,000	\$33,000,000

TOTAL PROJECTED REVENUE = \$191,000,000

FY 2018-2021 Housing Investment Plan: **Approach**

- **Continue to prioritize investments in the development of affordable apartments**
- **Maximize efficiency, transparency, and production**
- **Implement system for utilizing available and future resources**

FY 2018-2021 Housing Investment Plan: Approach

- Continue to prioritize investments in the development of affordable apartments
 - Notice of Funding Availability (NOFA) / Call for Projects
- Maximize efficiency, transparency, and production by establishing:
 - Clear underwriting guidelines/expectations
 - Maximum per unit subsidy
- Implement system for utilizing available and future resources
 - Managed Pipeline

FY 2018-2021 Housing Investment Plan: **Timeline**

February 2018 **Community & Economic
Development Committee (CEDC)**

March 2018 **City Council**

April 2018 **Notice of Funding Availability /
Call for Projects**



Project Name	Metropolitan South	City Contribution	\$3,700,000
Developer	Charities Housing	Target Population	Homeless/Family
Council District	7	Construction Start	Underway
# of Apartments	31	Completion	Winter 2019 (Est.)



Project Name	North San Pedro	City Contribution	\$2,400,000
Developer	First Community	Target Population	Homeless/Family
Council District	3	Construction Start	Fall 2019 (Est.)
# of Apartments	134	Completion	Winter 2021 (Est.)



Project Name	Roosevelt Apartments	City Contribution	TBD
Developer	First Community	Target Population	TBD
Council District	3	Construction Start	TBD
# of Apartments	81	Completion	TBD



Project Name	Leigh Ave Seniors	City Contribution	\$9,000,000
Developer	First Community	Target Population	Homeless/Family
Council District	6	Construction Start	(Est.)
# of Apartments	64	Completion	(Est.)