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# Affordable Housing Discussion

## Land Use & Housing Committee



January 11, 2012

# CCDC's Accomplishments

- **3,573** units completed in Downtown
- **974** units completed outside Downtown
- **600** units in pipeline\*, **550** units under review
- Funded/committed more than **\$200** million for affordable housing projects inside/outside of downtown
  - Includes **\$40** million in funding to the Affordable Housing Collaborative for projects throughout the City



# Keys to Success

- Holistic approach – fulfill multiple objectives with each project
- In-house design review and planning functions
- Innovative financing structures to maximize leverage of local funds
- Broad range of housing types and populations served
- Strategic partnering and combining of resources / expertise
- Selective use of site assembly and soil remediation powers
- Community engagement and transparency



# CCDC Affordable Housing Guidelines (adopted June 2009)

<b>Supportive Housing</b>	15% of total units (EV exempt)
<b>Green Building</b>	Minimum LEED Silver or equivalent
<b>Affordability</b>	<ul style="list-style-type: none"><li>• Minimum 40% of units at Very Low (EV exempt)</li><li>• Max rents not to exceed lesser of Moderate-Income rents or 80% of market rate rents in the community.</li></ul>
<b>Ownership Structure</b>	<ul style="list-style-type: none"><li>• Agency owns land and enters into a ground lease with developer.</li><li>• Ground lease allows Agency an option to acquire improvements after expiration of affordability</li></ul>
<b>Geographic Distribution / TOD</b>	Avoid concentration in EV, particularly south of Market street; projects outside of downtown to be located within ¼ mile of multi-modal transit hub with direct route to project area
<b>Public Benefits/Amenities</b>	Should include public policy objectives (i.e. public outdoor space, artist housing, non-profit space, public parking, grocery stores/prime retail, historic rehabilitation)

# Single Room Occupancy Hotels (SRO) & Living Units

	# of Units
SROs Converted or Closed	- 1,150
New SROs/Living Units Created after 1987	+ 2,510
<b>Net New SROs/Living Units</b>	<b>+ 1,360</b>
SROs Proposed to be Converted or Closed	- 184
New Proposed SROs/Living Units	+ 321
<b>Future Net New SROs/Living Units</b>	<b>+ 1,497</b>

**Total SROs / Living Units Downtown Today = 4,702**  
**Total Units Restricted = 1,348**

# Efforts Toward Goal of Ending Downtown Homelessness

- Minimum 15% supportive units guideline
- Permanent one-stop homeless center
- Supportive housing unit and transitional bed production
- Transitional Housing Program (THP) for homeless seniors
- Ending Downtown Homeless Leadership Committee
- Registry Week and housing of 125 most vulnerable
- Five-Year Work Plan
- 2011 CSH Award for Statewide Leadership by Public Agency



# Supportive Housing

Existing Supportive Housing Units in Downtown = 255 units  
CCDC Goal = 500 units

## *Pipeline Supportive Housing Units*

	Supportive Units	Status
Cedar Gateway	23	Completion Feb 2012
Ninth & Broadway	88	Pending 9% LIHTC
Mason Hotel	16	Completion Summer 2012
COMM 22 (Outside Project Area)	15	In design
Permanent Homeless Housing & Service Center (WTC)	73	Completion Nov 2012
<b>TOTAL</b>	<b>215 (200 Downtown)</b>	

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# COMPLETED PROJECTS

# Ten Fifty B

*Affordable family housing + Ground floor retail*

**Developer:** Affirmed Housing Group

**Location:** East Village

**Units:** 229 affordable

**Affordability:** Very Low – Low

**Unit Mix:** 1,2 & 3 BR

**Awards:** 2011 Award of Excellence in Urban Development (The Affordable Housing Tax Credit Coalition)

2011 Smart Growth Award (ULI)

2011 Golden Nugget Award of Merit (PCBC)

2010 Alonzo Award (DSDP)

**No of Stories:** 23

**Public benefits:** Neighborhood retail

**Green Building:** LEED Gold



**Creative financing:** Vertical parcel map to maximize state funding

# 15<sup>th</sup> & Commercial

*Supportive Housing, Transitional Housing & Child Development Center*



**Developer:** SVDP Mgmt & Chelsea

**Location:** East Village

**Units:** 150 transitional beds, 139 affordable units (49 supportive)

**Affordability:** Extremely Low – Very Low

**Unit Mix:** Transitional beds, Living units

**Local Partners:** SDHC, County of SD

**No of Stories:** 12

**Public Benefits:** Reduces homelessness, child development center

**Green Building:** Green Points

**Creative Financing:** More than 10 funding sources

# Parkside Terrace

*Family Housing*

**Developer:** Wakeland Housing

**Location:** East Village

**Units:** 76 affordable

**Affordability:** Extremely Low – Low

**Unit Mix:** 1,2 & 3 BR

**Awards:** 2011 Golden Nugget Merit Award (PCBC)

**No of Stories:** 6

**Public Benefits:** Replaced dilapidated church, public art

**Green Building:** LEED Platinum



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# PROJECTS UNDER DESIGN OR CONSTRUCTION

# Cedar Gateway

*Affordable family & supportive housing+ Ground floor retail*



**Developer:** Squier Properties/ROEM

**Location:** Cortez

**Units:** 65 affordable (23 supportive)

**Affordability:** Extremely Low – Low

**Unit Mix:** 1,2 & 3 BR

**Local Partners:** County of SD

**No of Stories:** 5-7

**Public benefits:** Reduces homelessness, public parking, historic preservation, neighborhood retail

**Green Building:** LEED Silver

# Connections Housing

*Transitional Housing, Perm. Supportive Housing, Service Center, Health Clinic*



**Developer:** Connections Housing

**Location:** Civic/Core

**Units:** 73 Supportive / 150 Transitional Beds

**Affordability:** Extremely Low – Very Low

**Unit Mix:** Living units; Transitional beds

**Local Partners:** SDHC, County of SD

**No of Stories:** 12

**Public Benefits:** Reduces homelessness, medical clinic, historic preservation

**Green Building:** Green Features, adaptive re-use

# Hotel Sanford

*Senior Housing & Ground Floor Retail*



**Developer:** SDHC

**Location:** Cortez

**Units:** 130 affordable

**Affordability:** Very Low – Low

**Unit Mix:** SRO units

**Local Partners:** SDHC

**No of Stories:** 4

**Public Benefits:** preserves housing for low-income seniors, historic preservation

**Green Building:** LEED EB

# Mason Hotel - Rehabilitation

*Permanent Supportive Housing*



**Developer:** SDHC

**Location:** Cortez

**Units:** 16 permanent supportive

**Affordability:** Extremely Low

**Unit Mix:** Living units

**Local Partners:** SDHC, County of SD

**No of Stories:** 3

**Public Benefits:** Reduces homelessness, removes blight

**Green Building:** LEED EB

# COMM 22

*Mixed-Use Project with Senior Housing and Family Housing*



**Developer:** BRIDGE

**Location:** Logan Heights

**Units:** 70 aff. senior units, 127 aff. family units (15 supp. units)

**Affordability:** Extremely Low – Low

**Unit Mix:** 1,2 & 3 BR

**Local Partners:** SDHC, County of SD, SEDC

**No of Stories:** 4

**Public Benefits:** Neighborhood revitalization and retail, infrastructure improvements, soil remediation, reduces homelessness, TOD

**Green Building:** LEED Silver

# Ninth & Broadway

*Housing for Individuals, Supportive Housing & Ground Floor Retail*



**Developer:** BRIDGE

**Location:** East Village

**Units:** 250 units, 248 affordable (88 supportive)

**Affordability:** Extremely Low – Very Low

**Unit Mix:** Living units, Studios, 1BR

**Local Partners:** SDHC, County of SD

**No of Stories:** 17

**Public Benefits:** Reduces homelessness, neighborhood retail

**Green Building:** LEED Silver

**Creative Financing:** Vertical parcel map to maximize tax credit equity

**Cooperation Agreement:** Line Item #356

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# COOPERATION AGREEMENT PROJECTS

# Atmosphere

*Family Units and Neighborhood Retail*

**Developer:** Wakeland Housing

**Location:** Cortez

**Units:** 205 units

**Affordability:** TBD

**Unit Mix:** Studios, 1, 2 and 3 BR's

**Local Partners:** TBD

**No of Stories:** 12

**Public Benefits:** Reduces homelessness, neighborhood retail, outdoor public space

**Green Building:** LEED Silver

**Cooperation Agreement:** Line Item #353



# Hotel Churchill

*Rehabilitation of SRO units*



**Developer:** TBD

**Location:** Civic/Core

**Units:** 92 SRO units

**Affordability:** TBD

**Unit Mix:** SRO

**Local Partners:** SDHC, County of SD

**No of Stories:** 7

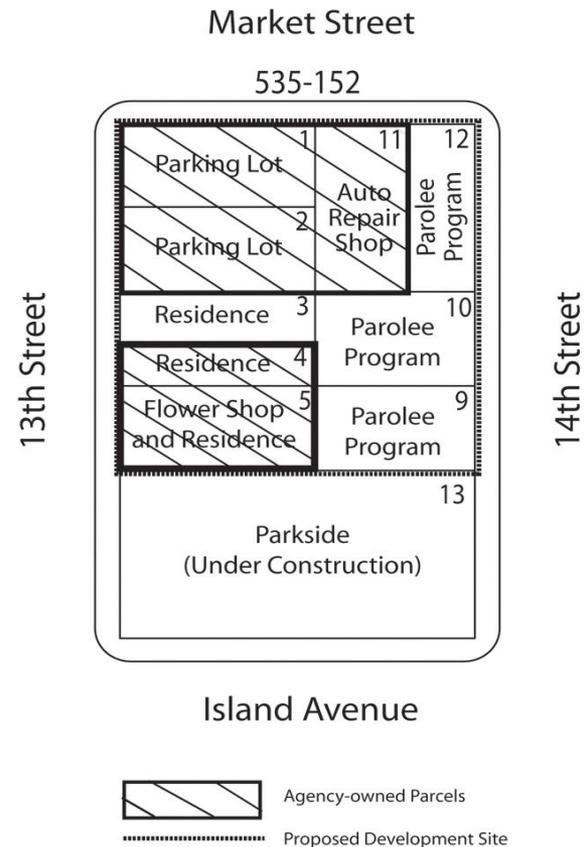
**Construction Start:** TBD

**Green Building:** TBD

**Cooperation Agreement:** Line Item #355

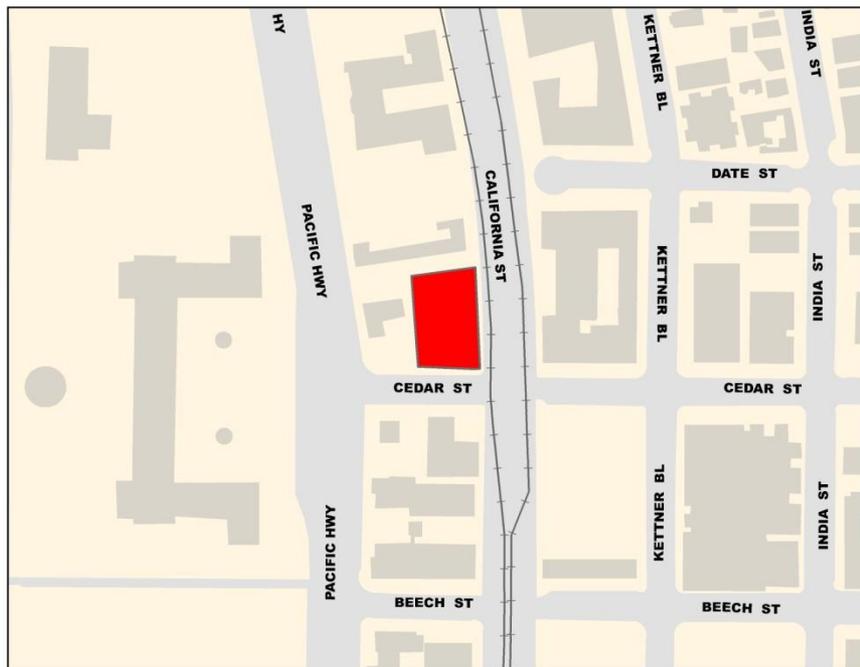
# 13<sup>th</sup> and Market Site Acquisition

- 25,000 sf (150+ units)
- Max. FAR 10.0
- Site assembly not complete
- 4 parcels remaining
- Cooperation Agreement  
Line Item #354



# Cedar site – Existing Monarch School

*Potential New Affordable Housing Development*



- Approx. 17,000 SF site
- To be acquired by Agency pursuant to DA with The Monarch School
- To be evaluated for potential future affordable housing development
- Approx. 60 units possible
- Cooperation Agreement Line Item #361

# 13<sup>th</sup> and Broadway

- Proposed Fire Station and affordable housing
- Cooperation Agreement Line Item #366 & #405



# Status of Funding Sources

Funding Source	Income Levels / Population	Status
State Prop 1C	All	<b>Depleted</b>
Federal AHP	Extremely Low Very Low	Highly competitive Max. <b>\$1.5M</b> / project
State MHSA	Extremely Low Homeless / Severe Mental Illness	Limited availability Max. <b>\$112,000</b> / unit (capital & operating)
Federal 4% LIHTC	All	Available Funds approx. <b>22%</b> of total project costs
Federal 9% LIHTC	Extremely Low Very Low	Highly Competitive Funds approx. <b>46%</b> of total project costs
Local Housing Trust Fund & Inclusionary Fees	All	Limited Funding Dependent on In-lieu & linkage fees
Federal Section 8 vouchers	Extremely Low Very Low	Limited availability Operating subsidy only
Federal HOME funds	Very Low & Low	Limited availability
Federal CDBG	Very Low & Low	Limited availability Highly competitive
Conventional Financing	All	Dependent upon net cash flow from operations

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