



SAN DIEGO
HOUSING
COMMISSION

“We’re About People”

San Diego Housing Commission
Talmadge Gateway
Loan Recommendation
HOUSING FIRST – SAN DIEGO
June 25, 2015

Ann Kern
Vice President Housing Finance &
Program Development
Real Estate Division

Ted Miyahara
Director of Housing Finance
Real Estate Division





SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO Recommendation

Recommend that the Housing Authority of the City of San Diego:

- 1) Approve a residual receipts loan, up to \$4,800,000, to a Limited Partnership consisting of Wakeland Housing and Development Corporation, City Heights Community Development Corporation, and a tax credit investor for the acquisition of property and development of 59 units of permanent supportive housing and one manager's unit at 4746-4748 El Cajon Boulevard, Talmadge neighborhood of City Heights, City Council District 9.
- 2) Authorize the SDHC President & CEO to:
 - Execute documents;
 - Implement approvals;
 - Adjust terms if needed; and
 - Allow substitution of funds if necessary.





SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO

SDHC – A Driving Force National Housing First Model City of San Diego

5-Point Plan

Launched November 12, 2014

1. Award Development Funds – Up to \$30 Million over the next three years
2. Commit up to 1,500 Federal Rental Housing Vouchers for Permanent Supportive Housing
3. Renovate Hotel Churchill – 72 Units of Permanent Supportive Housing
4. Invest “Moving to Work” Federal Funds to Acquire Property
5. Dedicate SDHC-Owned Housing Units – 25 for Homeless San Diegans



SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO

First Funded Development: Imperial Apartments

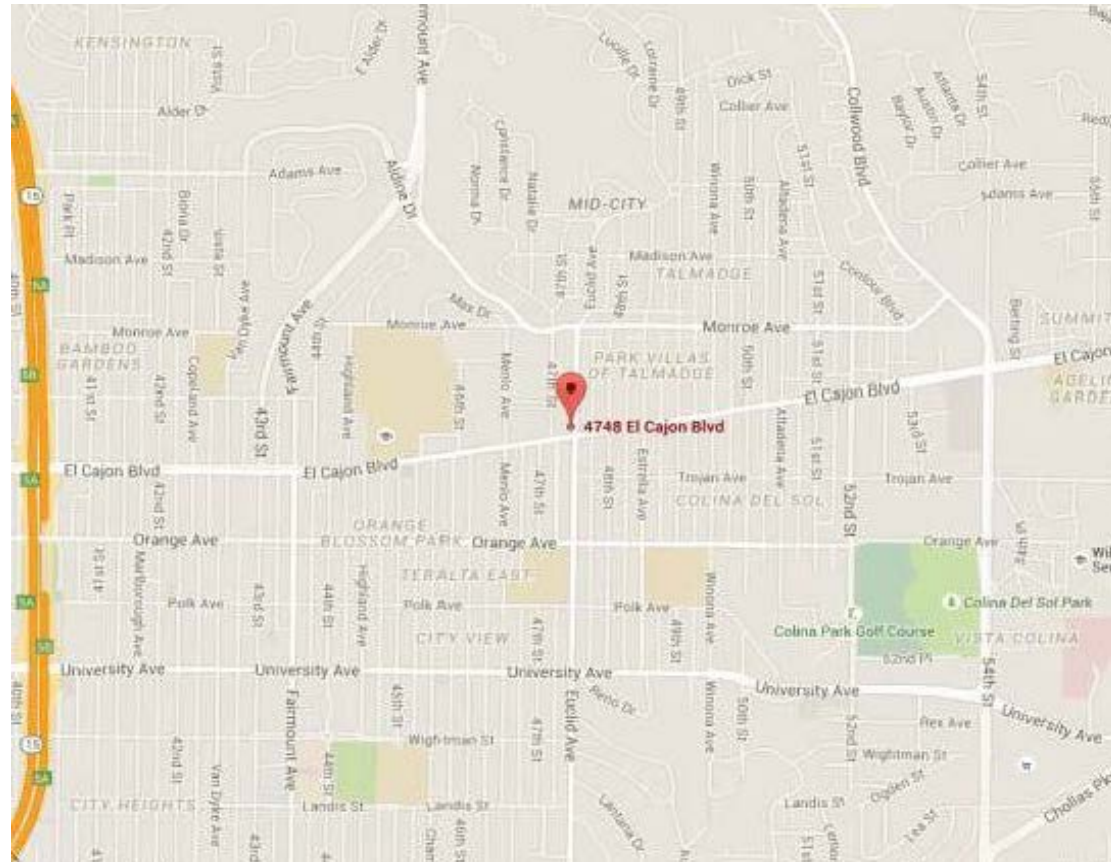
- Developer: Affirmed Housing Group
- 62 Permanent Supportive Housing Units & 1 Manager's Unit
- Service Provider:
St. Vincent de Paul Village
- SDHC Investment: \$3,450,000
- SDHC Project-Based Housing Vouchers: 62, annual value \$613,056



Artist's Rendering
1435 Imperial Avenue, East Village, Downtown San Diego



SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO Site Map



SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO Site Location





SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO Permanent Supportive Housing

- Wakeland Housing & Development Corporation and City Heights Community Development Corporation are co-developers.
- 59 rental housing units for very low-income homeless seniors.
- Units remain affordable for 55 years.
- SDHC has committed 59 federal Project-Based Housing Vouchers, with an annual value of \$583,392, to provide rental assistance.



SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO Supportive Services

- St. Paul's Program of All-Inclusive Care for the Elderly (PACE) will provide tenant services:
 - Transportation assistance;
 - Adult day care;
 - Acute hospitalization;
 - Rehabilitation;
 - Skilled and custodial nursing care;
 - Primary medical and specialty care;
 - Prescription drug coverage and management;
 - Meals and dietary counseling;
 - Physical, occupational, and speech therapies; and
 - Social services
- Father Joe's Villages will provide services for tenants who are ineligible or decline services from PACE.



SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO Artist's Renderings



SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO Sources & Uses of Funds

Table 3 - Permanent Sources & Uses

Sources of Funding		Uses of Funding	
Tax Credit Equity	\$ 11,728,757	Land Acquisition	\$ 2,714,000
Permanent Loan	3,040,759	Hard Costs	10,230,858
General Partner Equity	151,932	Soft Costs	2,597,944
Housing Commission	4,800,000	Financing Costs	1,201,366
		Operating Reserve	1,425,388
		Developer Fee	1,551,932
Estimated Total Development Cost	\$ 19,721,448	Estimated Total Uses	\$ 19,721,448

Table 4 - Funding Request

Housing Commission Total Subsidy	\$4,800,000
Housing Commission Subsidy Per Unit	\$80,000



SDHC – Talmadge Gateway Partnership Development HOUSING FIRST – SAN DIEGO Proposed Rents

Table 7 - Proposed Rents

Unit Type	AMI	Number of Units	Maximum Rent*	Estimated Market Rents	Rent Savings Per Unit
Living Unit	30%	25	\$426	\$750	\$324
Living Unit	40%	19	\$568	\$750	\$182
Living Unit	50%	15	\$709	\$750	\$41
2-Bedroom	N/A	1	N/A	-	-
Total		60			

*Owner paid utilities





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Questions?

