

**CLERK OF THE BOARD OF SUPERVISORS
EXHIBIT/DOCUMENT LOG**

MEETING DATE & AGENDA NO. 08/31/2021 #5

STAFF DOCUMENTS (Numerical)

No.	Presented by:	Description:
1	Staff	Power Point Presentation

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PUBLIC DOCUMENTS (Alphabetical)

No.	Presented by:	Description:
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N/A



ITEM 5: INNOVATIVE HOUSING TRUST FUND REPORT

Nick Macchione, Agency Director, Health and Human Services Agency
David Estrella, Director, Housing and Community Development Services
Kelly Salmons, Chief of Agency Operations, Housing and Community Development Services

August 31, 2021



INNOVATIVE HOUSING TRUST FUND



SUMMARY

- \$50M Innovative Housing Trust Fund
- 20 Developments in 15 Communities
- 1,397 Units
- 18,000 Residents Served
- \$567 M Leverage Funding



INNOVATIVE HOUSING TRUST FUND



LIVE WELL
SAN DIEGO

Completed Developments

- Paseo La Paz
- Villa de Vida
- The Grove
- Vista Del Puente

Under Construction

- Villa Serena
- Ulinic St. Apartments
- Paseo Artist Village
- Jamboree Permanent Supportive Housing
- Mid-City Apartments
- Alpine Family Apartments
- Valencia Pointe
- Apollo (Poway Commons)
- El Cajon Senior Veteran Apartments
- Casa Anita

Upcoming Developments

- Alroa
- Shadow Hills Valley
- Senior Village City
- Heights Place
- Cedar & Kettner
- Pacifica at Playa del Sol



Developments Funded in part with Innovative Housing Trust Fund dollars.



UPCOMING DEVELOPMENTS



Valley Senior Village

- City of Escondido
- 50 units
- \$2,000,000 IHTF
- Developer: National CORE

Population Served:

Low-Income Seniors 62+, Chronically Homeless, at risk of Chronic Homelessness with Severe Mental Illness

Cedar Kettner

- Downtown San Diego
- 64 units
- \$1,129,238 IHTF
- Developer: BRIDGE Housing

Population Served:

Low-Income Seniors including 5 SNHP units



Shadow Hill

- City of Santee
- 82 units
- \$890,762 IHTF
- Developer: National CORE

Population Served:
Low-Income families and
Persons with developmental disabilities

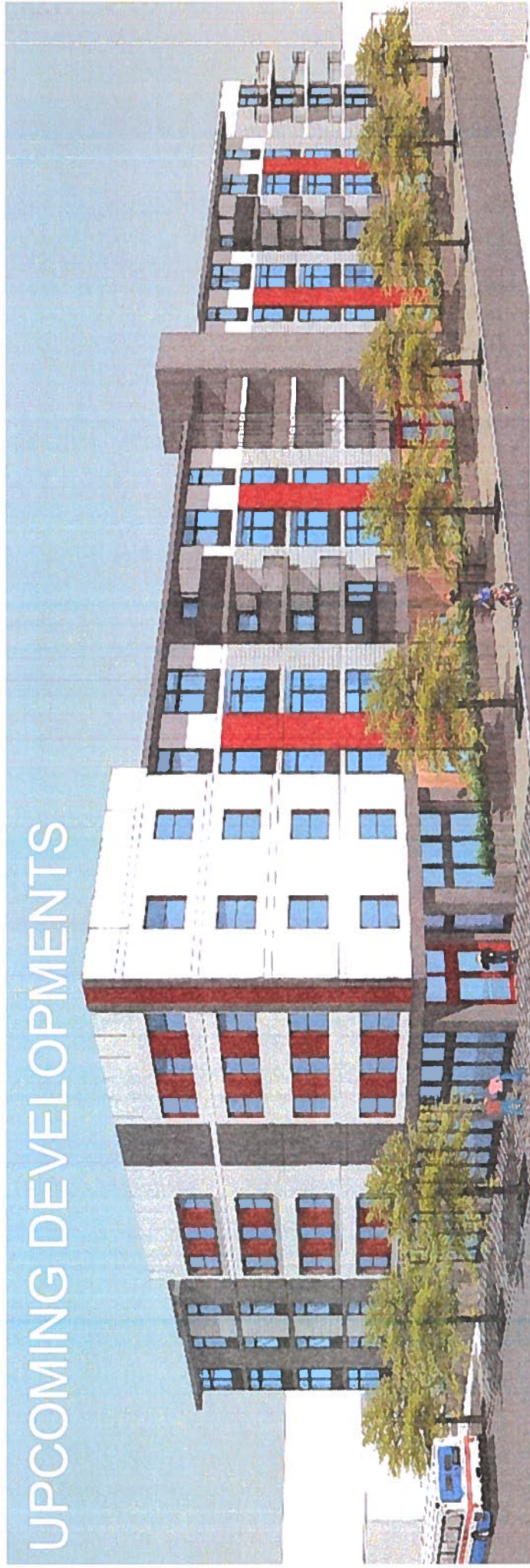


Alora

- City of San Marcos
- 100 units
- \$3,700,000 IHTF
- Developer: Affirmed Housing Group

Population Served:
Low-Income families

UPCOMING DEVELOPMENTS

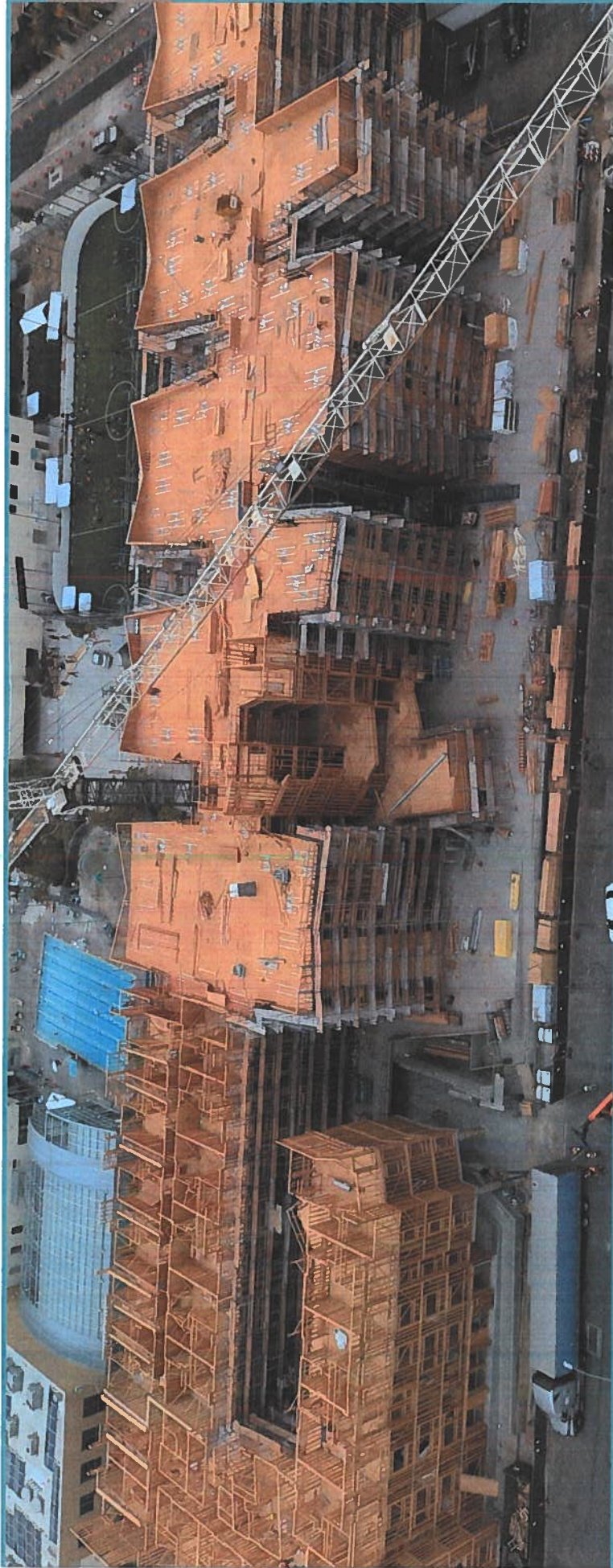


City Heights Place

- City of San Diego- City Heights
- 60 units
- \$3,000,000 IHTF
- Developer: Wakeland Housing and Development Corp.

Population Served:

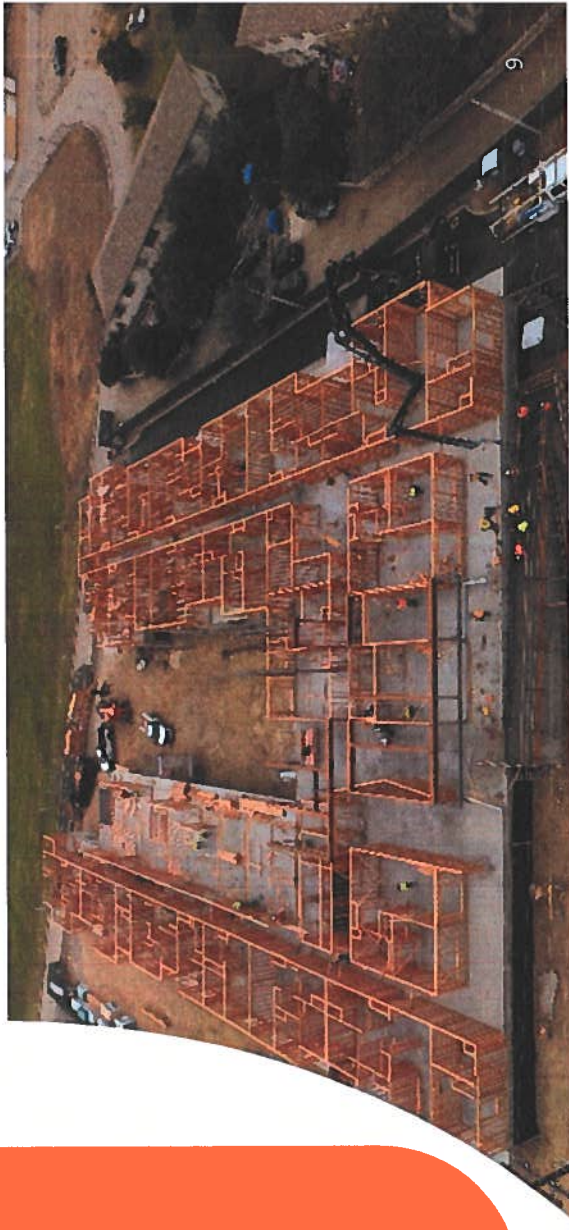
Low-Income individuals and families

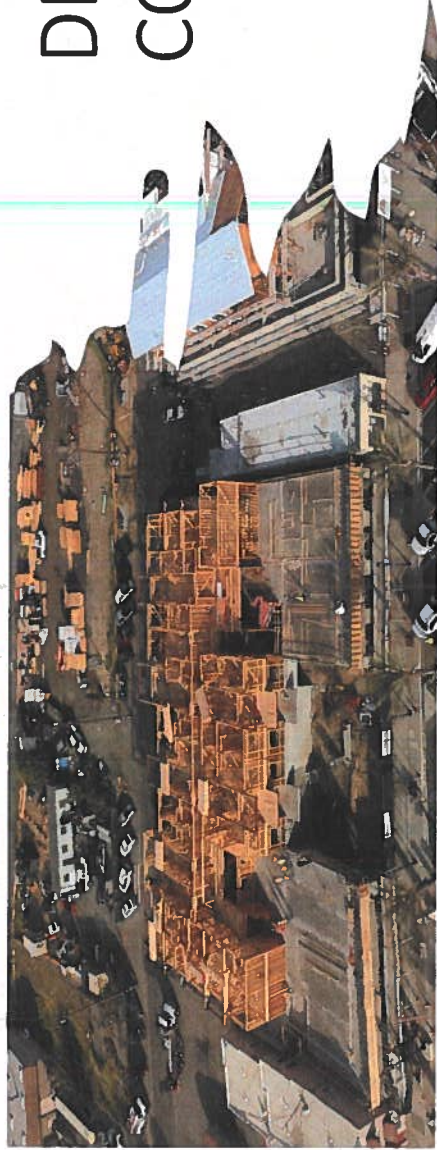
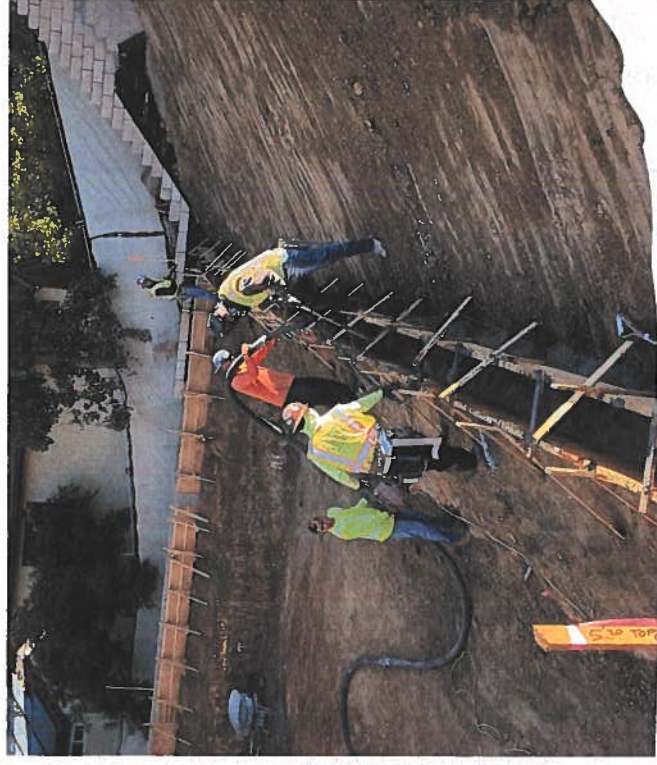
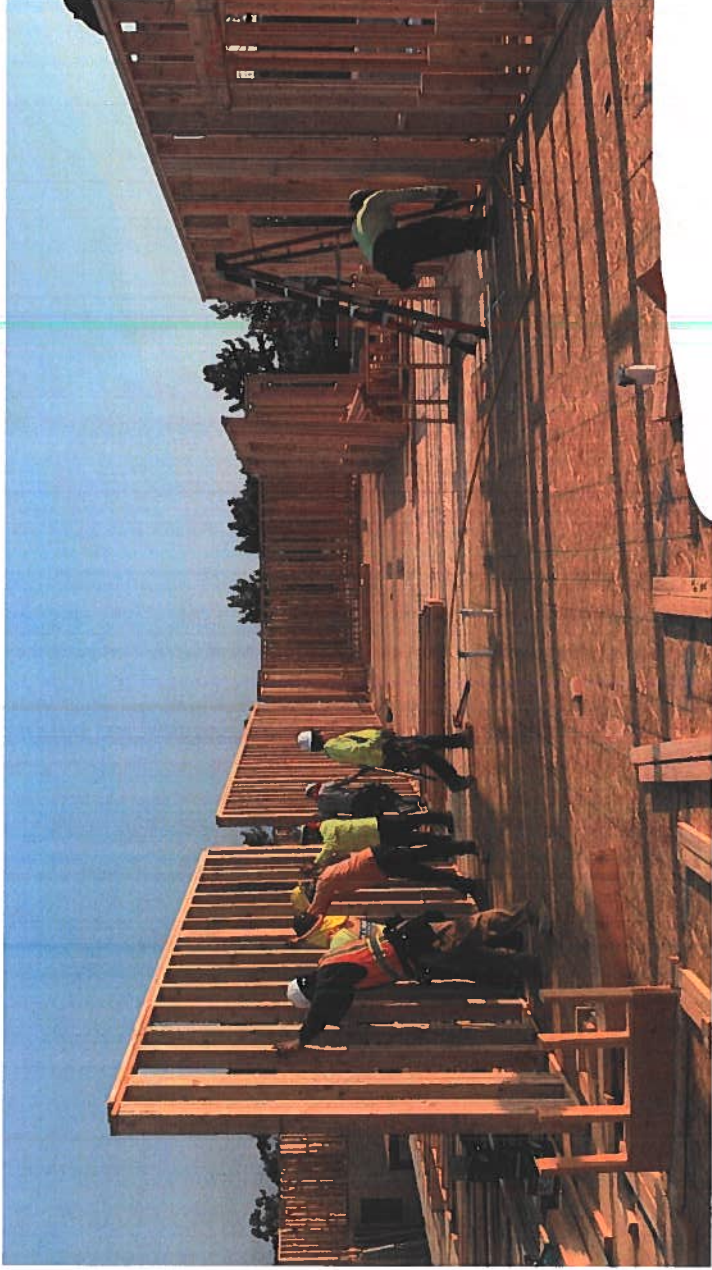


| UNDER CONSTRUCTION

DEVELOPMENTS UNDER CONSTRUCTION

- Villa Serena – San Marcos
- Ulric Street Apartments – Linda Vista
- Paseo Artist Village – Vista
- Jamboree San Ysidro PSH – San Ysidro
- Mid-City Apartments – City Heights
- Apollo – Poway
- Alpine Family Apartments – Alpine
- Valencia Pointe – San Diego
- El Cajon Senior Veteran Apartments – El Cajon
- Casa Anita – Chula Vista





DEVELOPMENTS UNDER CONSTRUCTION

COMPLETED DEVELOPMENTS

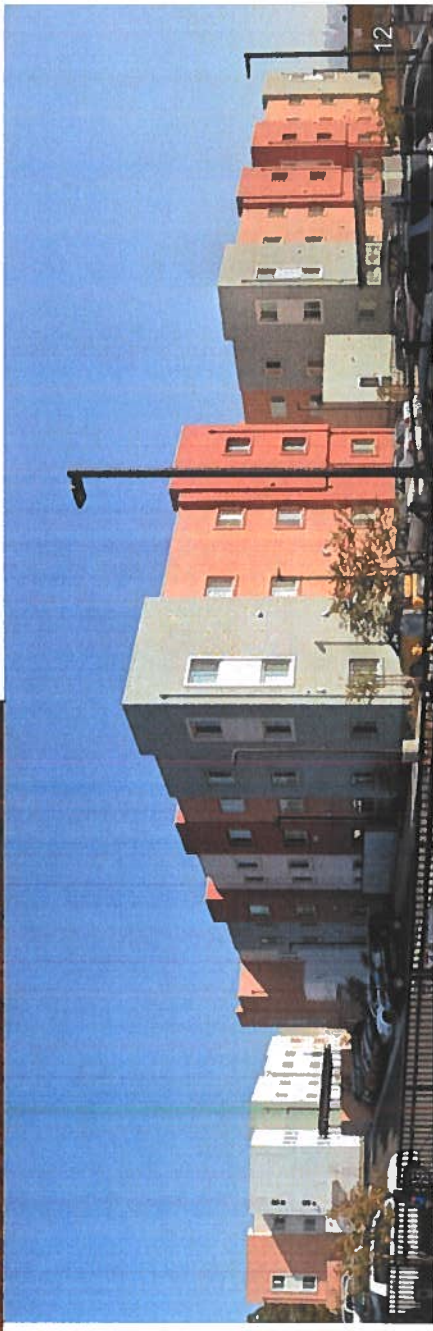


LIVE WELL
SAN DIEGO

*"Affordable housing has been a positive impact on my life, because I was able to provide my girls their first place to call home...
We love living here.
Thank You Paseo La Paz"*

-Vivian (Paseo La Paz resident)

Paseo La Paz
City of San Diego – San Ysidro
139 units
\$400,000 IHTF
Developer: Chelsea Investment Corp.
Population Served:
Low-Income families



Villa de Vida

City of Poway
54 units
\$3,445,000 IHFF
Developer: Mercy Housing
Population Served:
Persons with developmental
disabilities

"The money that the Innovative Housing Trust Fund provided allowed us to win the Tax Credit application process finally and complete our project. It is a unique concept that really took an enormous leap of faith, some hard-working and innovative participants to make it a reality."

C. Hunter Christian,
Executive Director, Villa de Vida, Inc.



Pacifica at Playa Del Sol

City of San Diego – Otay Mesa

42 units

\$1,500,000 IHTF

Developer: Chelsea Investment Corp.

Population Served:

Low-income families & persons with developmental disabilities





Vista Del Puente

City of San Diego - Southcrest

52 units

\$380,000 IHTF

Developer: Townspeople and National CORE

Population Served:

Low-Income families, homeless veterans, persons with HIV/AIDS



Resident Story:

"One resident in particular has been able to focus on themselves and their children...enrolling them in therapy class, planning their own return to school, consistent with their Case Management.... They have reached their goals of saving money, returning to school, signing up their children for assistance programs... They have grown to build their community on and off the property, working to ensure that at their two-year mark, they are ready to transition with their Section 8 voucher."

-Vista Del Puente staff



The Grove

City of Vista

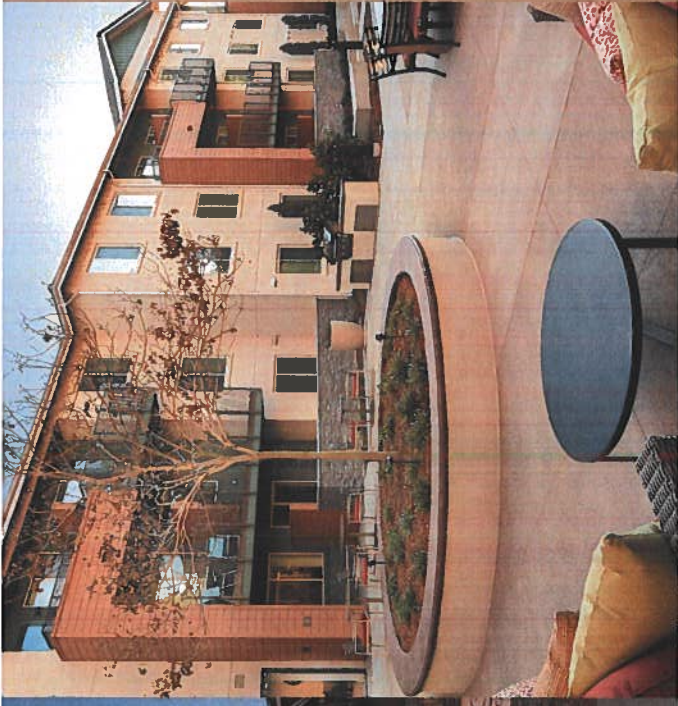
81 units

\$750,000 IHTF

Developer: Wakeland Housing

Population Served:

Low-Income Seniors



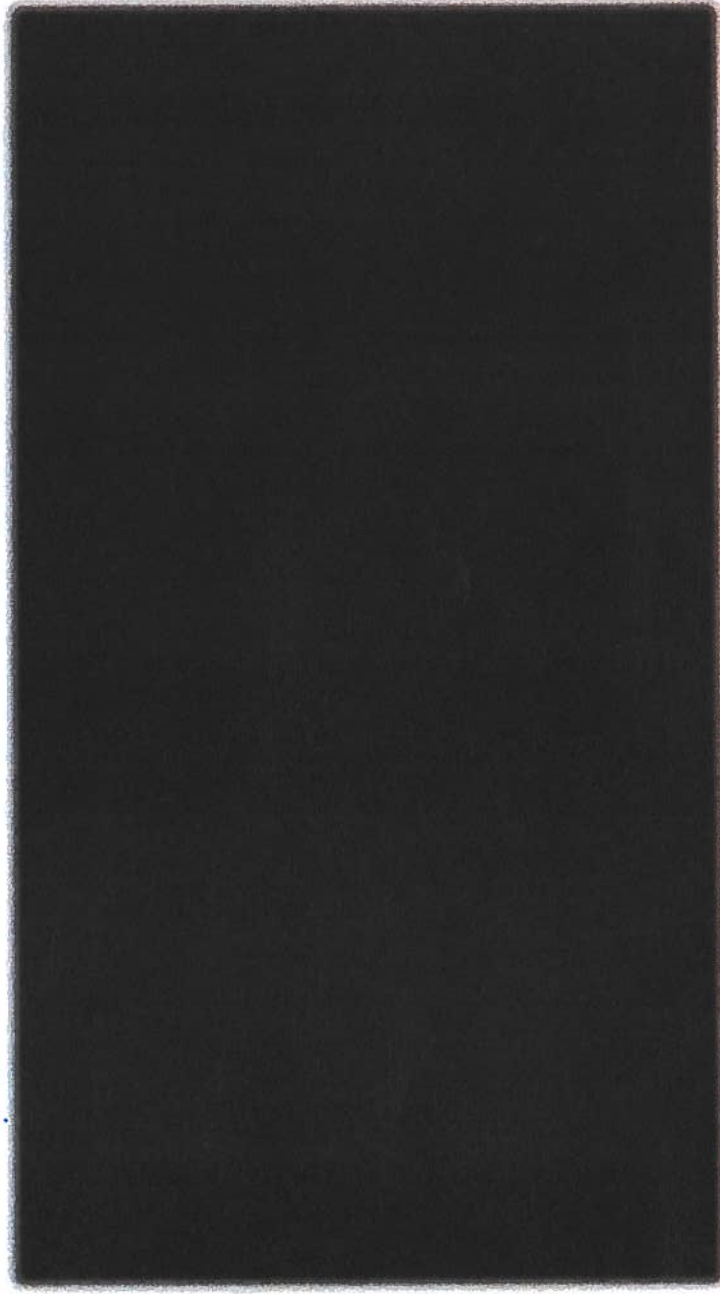
"The IHTF funding was a critical part of the overall financing structure for The Grove. These important local funds allowed the project to secure an allocation of competitive tax credits from the State of California. The County also provided Project-based Section 8 vouchers that allow The Grove to meet the affordable housing needs of extremely low-income residents."

THE GROVE



LIVE WELL
SAN DIEGO

IMPACT & RESIDENT TESTIMONIES





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