

“Developing Affordable Housing”

Multidisciplinary Approaches to End Homelessness

A Continuum of Care Division Webinar Series

Please sign in by typing your full name, title, and organization into the webinar chat box.

About the Webinar Series

Purpose

These webinars provide an opportunity to engage with local and regional experts on best practices, advocacy tools and resources available to prevent and end homelessness in Riverside County.

Recorded Webinars

After the live webinar has taken place, the recording will be added to our website.

Upcoming Webinars

We are working on securing speakers for future webinars and would love to feature you or your agency.

Email CoC@rivco.org if interested.

Agenda for Today

10:00 – 10:05 AM	Welcome	HHPWS – Continuum of Care Staff: Natalis Ng, Administrative Services Officer
10:05 – 10:30 AM	City of Corona	Karen Roper, Homeless Solutions Manager
10:30 – 10:55 AM	Housing Authority	Mike Walsh, Deputy Director, Riverside County Housing Authority
10:55 – 11:00 AM	Q&A: Please type your questions in the chat box. We will answer as many questions as possible at the end of the webinar.	

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City of Corona Homeless Strategic Plan Affordable Housing Strategies



Karen Roper

July 29, 2021

City of Corona Homeless Strategic Plan Goals

1

Develop a Systems-Oriented Approach to Address Homelessness

2

Develop a Low-Barrier Emergency Shelter/Navigation Center System

3

Develop Permanent Supportive Housing and Affordable Housing Solutions

4

Expand Outreach and Engagement

5

Develop and Participate in Sub-Regional Collaboratives with Neighboring Cities

6

Develop Public/Private Partnerships to Support Plan Initiatives

7

Develop Partnerships with the County and Continuum of Care to Support Plan Initiatives

8

Develop a Homeless Prevention Initiative

9

Develop an Advocacy Campaign to Support Plan Initiatives

10

Expand Data Tracking Systems & Dashboard to Measure System Performance

Measurements of Success

SYSTEM MEASUREMENTS

- ✓ Emergency Shelter Beds
- ✓ Permanent Supportive Housing Units
- ✓ Affordable Housing Units
- ✓ Supportive Services
- ✓ Public/Private Partnerships
- ✓ Sub-Regional Partnership Initiatives
- ✓ Grants



Measurements of Success

CLIENT MEASUREMENTS

- ✓ Street exit destinations
- ✓ Number of first time homeless
- ✓ Length of homelessness
- ✓ Length of stay in emergency shelter system
- ✓ Non-employment & employment income changes
- ✓ **Housing placement and retention rates**
- ✓ **Document ready clients waiting for housing**
- ✓ Returns to homelessness



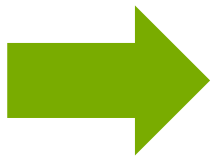
We're Making Progress!





GOAL #3
**Develop Permanent Supportive
& Affordable Housing Solutions**

STATUS



926 & 932 West 5th Street
Permanent Supportive Housing Units



- ✓ City purchased 12 housing units with NSP Funds for \$868,451
- ✓ City spent \$1.3 million in HOME & NSP funds for rehabilitation of units
- ✓ Corona-Norco Rescue Mission selected as operator for transitional housing
- ✓ Corona-Norco Rescue Mission discontinued services in Corona/Norco area



- ✓ Council adopted Homeless Strategic Plan and re-purposed units for PSH
- ✓ City will be releasing an RFP to select a nonprofit operator to manage emergency shelter and housing programs
- ✓ Centro Medico Community Clinic has agreed to provide PSH supportive services to eligible tenants

GOAL #3

Develop Permanent Supportive & Affordable Housing Solutions

STATUS



4.82 Acre Site for Affordable Multifamily Rental Housing and Permanent Supportive Housing



- ✓ In 2019, purchased site from RCTC for \$2 million
- ✓ Used \$600,000 in CDBG funds & remaining balance from City's low-income housing fund
- ✓ In 2020, released Request for Qualifications & Proposals

GOAL #3

Develop Permanent Supportive & Affordable Housing Solutions

STATUS



4.82 Acre Site for Affordable Multifamily Rental Housing and Permanent Supportive Housing



- ✓ In June of 2021, C&C Development was selected
- ✓ 110 units of affordable multifamily rental housing
- ✓ 25 PSH units with Mercy House as partner

SECOND STREET & BUENA VISTA







PROJECT FINANCING | FAMILY PROJECT

We propose restricting 100% of the units to low, very-low and extremely-low income households with a preference for those that live and work within the City of Corona. The project will be financed utilizing a combination of 4% tax credit equity, State Tax Credits, deferred developer fee and residual receipts loans from the City of Corona. The project would have received an allocation of Tax Exempt Bonds, 4% Federal and State Credits if it had competed in the most recent allocation round.

PERMANENT SOURCES

	<u>Amount</u>
Tax-Exempt Perm Loan - Tranche A	\$8,927,940
City of Corona Land Loan	\$4,000,000
City - Impact Fee Deferral	\$1,650,000
City - Development Loan	\$4,000,000
Deferred Developer Fee	\$2,210,615
4% Tax Credit Equity	\$18,018,044
State Tax Credit Equity	\$4,949,843
	\$43,756,442

USES

Acquisition	\$4,000,000
Construction	\$26,400,000
Soft Costs (incl. Dev. Fee)	\$9,173,158
Impact Fees	\$3,300,000
Reserves & Perm Loan Costs	\$333,880
Financing Costs	\$549,404
	\$43,756,442

Affordability

AMI	30%	50%	60%	70%	Mgr	TOTAL
One-Bedroom	1	1	19	1	-	22
Two-Bedroom	5	5	29	5	-	44
Three-Bedroom	5	5	28	5	1	44
TOTAL	11	11	76	11	1	110



PROJECT OVERVIEW | PSH PROJECT

POPULATION SERVED

- Chronically Homeless Individuals

AMENITIES

- Community Room
- BBQ Pavilion & Outdoor Seating Area
- Onsite Leasing Office
- Onsite Resident Manager
- Comprehensive, wrap-around supportive services provided by Mercy House with specialized mental health services provided by Riverside University Health System

APARTMENT FEATURES

- One Bedroom Apartment Homes
- Fully Furnished
- Central Heating & Air Conditioning
- Wood Cabinetry
- Hardwood-Style Flooring throughout with Carpeted Bedrooms
- Private Balconies
- ADA Accessible and Adaptable Units

UNIT MIX

1 BEDROOM	24
2 BEDROOM	1
Total	25



PROJECT FINANCING | PSH PROJECT

The PSH project will be specifically designed for formerly homeless individuals. The project will be financed utilizing a combination of 9% tax credit equity, No Place Like Home Funds, and residual receipts loans from the City of Corona.

<u>PERMANENT SOURCES</u>	<u>Amount</u>
NPLH	\$2,046,836
City of Corona Land Loan	\$1,000,000
City of Corona Development Loan	\$2,000,000
General Partner Equity	\$100
9% Tax Credit Equity	\$8,201,974
	\$13,248,910

<u>USES</u>	<u>Amount</u>
Acquisition	\$1,000,000
Construction	\$7,244,300
Soft Costs (incl. Dev. Fee)	\$3,801,535
Impact Fees	\$750,000
Reserves & Perm Loan Costs	\$268,540
Financing Costs	\$184,535
	\$13,248,910

Affordability

AMI	30%	MGR	TOTAL
One-Bedroom	24	-	24
Two-Bedroom	-	1	1
TOTAL	24	1	25



GOAL #3

Develop Permanent Supportive & Affordable Housing Solutions

STATUS



Affordable Housing in our Community

HOME Tenant-Based Rental Assistance Housing Program

- ✓ \$728,686 in HOME TBRA funding for FY 2022
- ✓ TBRA funding is linked to City's emergency shelter programs to facilitate quick paths to permanent housing
- ✓ With Corona's supportive service partners, TBRA units can also double as PSH housing

QUESTIONS?



(951) 739-4949



Karen.Roper@CoronaCA.gov



www.CoronaCA.gov



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Strategies for Affordable Housing Development

MIKE WALSH – DEPUTY DIRECTOR

RIVERSIDE COUNTY HOUSING & WORKFORCE SOLUTIONS

OVERALL HOUSING APPROACH



DEVELOPMENT PROJECTS

9 PROJECTS
850 UNITS

Units Under Construction

27 PROJECTS
2,223 UNITS

Coming Soon

6 PROJECTS
520 UNITS

In the Pipeline (6 Months)

29 PROJECTS
3,349 UNITS

Potential Projects

TOTAL DEVELOPMENT PROJECTS FOR RIVERSIDE COUNTY: 6,942 UNITS





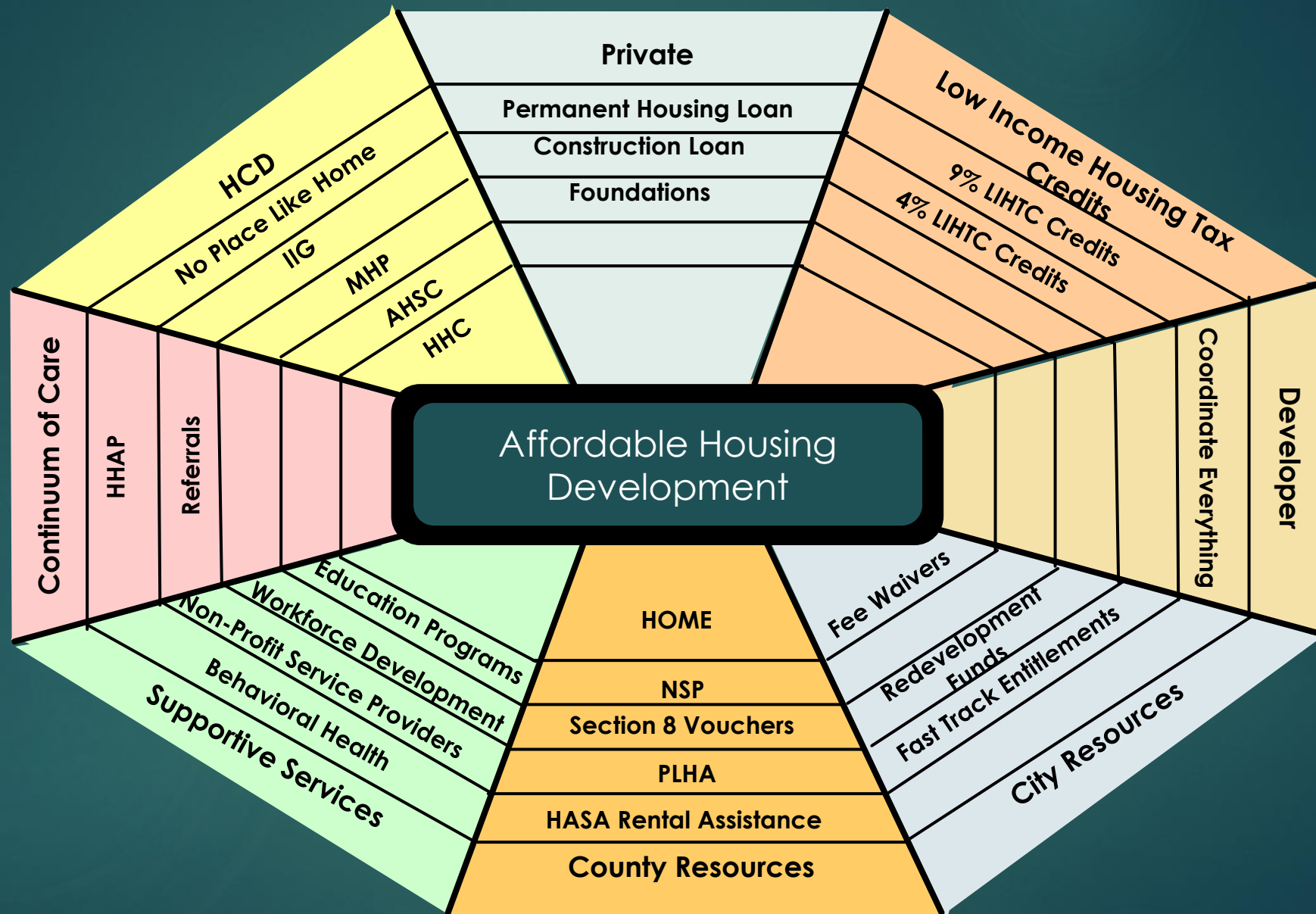
Leverage

Local Housing Resources

- ▶ HOME Investment Partnership Program (HOME)
- ▶ Permanent Local Housing Allocation (PLHA)
- ▶ Housing Opportunities for Persons With HIV and AIDS (HOPWA)
- ▶ Neighborhood Stabilization Program (NSP)
- ▶ Housing Authority Successor Agency (RDA)
- ▶ Community Development Block Grant (CDBG)
- ▶ Local Land Donations
- ▶ Fee Waivers
- ▶ Misc. Grant

State Resources

- ▶ Low Income Housing Tax Credits
- ▶ No Place Like Home
- ▶ Homekey
- ▶ Multi-Family Housing Program (MHP)
- ▶ Affordable Housing and Sustainable Communities (AHSC)
- ▶ Infill Infrastructure Grant (IIG)
- ▶ Housing for a Healthy California (HHC)



A Section buildings – Before rehab



Cathedral Palms Apartments
Developed by National Community Renaissance
224 Units
68 Permanent Supportive Housing Units

Before Rehab



A Section buildings – After rehab



After Rehab

Cedar Glenn Apartments I and II

- ▶ Developed by – Palm Communities
- ▶ 100 Units
- ▶ 39 Permanent Supportive Housing Units



Perris Family Apartments

- ▶ Developed by CVHC
- ▶ 75 Units
- ▶ 15 Permanent Supportive Housing Units



Contact Information

Mike Walsh

Deputy Director

Riverside County Housing & Workforce Solutions

mfwalsh@rivco.org

760-393-3314

Questions and Comments



Next Webinar: Domestic Violence Programs
on
August 12, 2021, at 10:00 a.m.