

**Consortium Abbreviations**

Monterey County Housing Authority Development Corp.	HDC
Tynan Village Inc.	TVI
Housing Authority of the County of Monterey	HACM
Paso Robles Housing Authority	PRHA
Community Development Corporation of Mendocino County (Housing Authority)	CDC
Monterey County Housing Inc.	MCHI
City of Monterey	COM
Seaside Civic League	SCL

<b>Q</b>	<b>Project Name</b>	<b>. rat/</b>	<b>. rats</b>	<b>us T</b>	<b>Activity Description</b>	<b>Property Type</b>	<b>City</b>	<b>Project Lead</b>	<b>NSP Goals</b>	<b>Readiness time</b>	<b>Partnerships</b>	<b>Financial Leverage</b>	<b>Funding Request</b>	<b>Total Request</b>
<b>1</b>	Tynan Village - Mixed Use on blighted redeveloped site at risk of foreclosure due to lack of permanent financing 1. <b>Residential component</b> - 171 units with 150,000+ square feet, allocation on income levels 40% of units - Market Rate; 60% of units - 60% AMI & below.	20	20	10	1. Retrofit solar photovoltaic cells for electrical generation; add recycling chutes to residential; provide financing to project at risk of foreclosure, unable to convert to permanent financing	Mixed use - Mixed Income new construction at risk of foreclosure due to current frozen credit markets to cover gap financing; requires \$3,200,000 for conversion to permanent financing, without this will go into foreclosure, currently in default for conversion to permanent financing	Salinas	HDC & TVI	1. Energy efficiency, green components. Job creation and economic development. Revitalization of impacted and blighted area near jobs and transportation and services including child care; Funding includes Redevelopment area	immediate upon award of contract for funds - project is already permitted	<b>Consortium</b> Members: HDC, HACM, & TVI1. <b>Others:</b> Healthy Families for education, service, construction lenders, contractors, property management entity, At risk Youth Employment	\$26,200,000 see leverage table for breakdown	\$2,000,000 solar electrical generation; \$700,000 recycling; \$3,200,000 equity for permanent financing residential-Total \$5,400,000	\$5,900,000
<b>2</b>	Project 101- redevelopment - 1. <b>Rental Housing</b> 151 units 2. <b>Community Office Buildings</b> for non-profit service agencies and Development Corporation- 27,000+ square feet 3. <b>Land Bank for Revitalization for Chinatown</b>	19	9	18	Demolition and rebuild of blighted site. Provide community office buildings for resident services. 3. Land Bank for Revitalization of Chinatown	Multi family affordable housing, Vacant Land, blighted commercial buildings	Salinas	HDC & HACM	Revitalization of blighted area, neighborhood stabilization, community services, energy efficiency and energy use reduction. Blight mitigation, preservation of affordable housing, creation of new affordable housing, Jobs creation. Meet needs identified in Housing Element	120 days for project approval and NEPA. Relocation underway. Can do bidding and NEPA and project approval at fast track. Can start construction by Jan 2010. Land bank to begin by Dec 2009.	<b>Consortium: HDC, HACM</b> <b>Others:</b> City of Salinas, City of Salinas Redevelopment Agency, non-profit agencies, China town business association, hub for housing counseling, health counseling and other support services for low-income.	Land valued at \$7,000,000. City of Salinas has identified area as a redevelopment area and has invested significantly in the redevelopment area.	1. \$8,000,000 low-income rental housing, 2. \$6,000,000 community service center-commercial 3. Acquisition of two sites - \$8,000,000	\$22,000,000

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3	Paso Robles	15	10	101	Demolition and rebuild of blighted site. Site is at risk of code enforcement relative to health and safety issues. Provide community office buildings for resident services. Meet housing needs identified in Housing Element. Area identified as redevelopment area.	Blighted sub-standard low income housing development - vacant land	Paso Robles	HDC & PRHA	Revitalization of blighted area, neighborhood stabilization, economic development, energy efficiency and energy use reduction, jobs creation, preservation of affordable housing at risk	Within 18 months of funding approval	<b>Consortium:</b> HDC, PRHA, HACM <b>Others:</b> City of Paso Robles	Own Land - valued at Aprox. \$18,312,000 - 28 acres	\$39,000,000 to cover equity contribution for development of 320 affordable housing units	\$39,000,000
4	Energy Retrofit for all non-public housing developments - King City, 123 Rico, Chualar/Salinas FLC, Leo Meyer, PDM, BFLC				Provide energy efficient fixtures, water conservation equipment and solar to all affordable housing sites - roofs as needed	Multi-family low income developments	Monterey County - various locations	HDC for the HACM and for MCHI	Preservation of affordable housing, energy efficiency, jobs creation	Within 4 months of funding approval	<b>Consortium:</b> HACM, HDC, MCHI	Owns all land and buildings - see leverage list for details \$44,524,000	\$10,000,000 to perform solar, energy efficient lightning, water conservation -	\$10,000,000
5	Gonzales - Scattered Sites	20	20	108	Demolition and rebuild of blighted site. Creation of affordable housing. Site is at risk of code enforcement relative to health and safety issues. Provide community office buildings for resident services. Jobs Creation	Blighted sub-standard low income housing development	Gonzales	HDC & HACM	Blight mitigation, preservation of affordable housing, creation of new affordable housing, Economic development, stabilization of neighborhood, energy efficiency and energy use mitigation. Jobs Creation. Meet needs identified in Housing Element	Within 18 months of funding approval	<b>Consortium:</b> HDC, HACM <b>Others:</b> City of Gonzales	Own land valued at \$4,000,000. City of Gonzales has identified area as a redevelopment area and has invested significantly in the redevelopment area.	\$12,000,000 to cover equity contribution for development affordable housing units	\$12,000,000

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6	Castroville	18	11	104	Rehabilitation of blighted site. Site is at risk of code enforcement relative to health and safety issues. Provide community office buildings for resident services. Energy efficiency solar panels	Blighted sub-standard low income housing development	Castroville	HDC for HACM	Blight mitigation, preservation of affordable housing, Economic development, stabilization of neighborhood, energy efficiency and energy use mitigation, jobs	Within 18 months of funding approval	<b>Consortium:</b> HACM, HDC <b>Others:</b> USDA	Currently own land and buildings valued at \$3,472,000	\$5,000,000	\$ 5,000,000
7	Elm Terrace	20	20	112	New Construction- affordable rental townhomes, mix of rental levels	Vacant Land	Greenfield	HDC	Creation of affordable housing, use of vacant land	Within 12 months of funding award	<b>Consortium:</b> HACM, HDC <b>Others:</b> City of Greenfield, State of California, other financing	<b>\$750,000</b>	\$3,000,000 for equity on total development costs	\$ 3,000,000
8	Parkside	18	13	3	Demolition and rebuild of blighted site, high vacancies, located in an area of high crime. Energy Efficiency solar panels	Existing housing occupied by special needs - at risk due to high vacancies and costs to operate	Salinas	HDC for MCHI	Blight mitigation, preservation of affordable housing, Economic development, stabilization of neighborhood, energy efficiency and energy use mitigation, jobs creation	Within 12 months of funding	<b>Consortium:</b> HDC, MCHI <b>Others:</b> City of Salinas	Currently own land and buildings valued at \$4,900,000	\$6,000,000 as leverage for reconstruction	\$ 6,000,000
9	Single family homes- 11 units with 3 bedrooms (9 w/o Moss Landing)	19, 20, 19, 19, 19, 17,	14, 13, 9, 10, ,	2, 1.0 2, 105 .04, 105 .03, 18, 15.	Rehabilitation, resale utilizing lease to own model. Necessary to wait out credit market tightening. Also sales to non-profit service providers is contemplated.	single family homes owned by Monterey County Housing Authority Development Corporation.	Salinas	HDC for HACM	Mitigation of impacts of vacant property and assist social programs needing housing	immediate upon award of contract for funds	<b>Consortium:</b> HACM, HDC	Sale of homes below market value - \$1,400,000	\$1,250,000 for a	\$ 1,250,000
10	Holly Ranch - Community Development Corporation of Mendocino County (Housing Authority)				Demolish 18 blighted vacant structures - replace with 15 affordable single family homes	Multi-family affordable rentals	Fort Bragg	HDC for CDC	stabilization of neighborhood, energy efficiency and energy use mitigation - elimination of blight, jobs creation	within six months of funding	<b>Consortium:</b> HDC, CDC <b>Others:</b> State of California	\$2,500,000 - 13 area site	\$ 6,000,000	\$6,000,000

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11	Monterey Hotel, residential portion only	15	9	127	Provide gap financing to project in receivership	Property abandoned in default by primary lender, partial construction completed, blighted mixed use building	Monterey	COM	Addressing foreclosed and abandoned housing, providing catalyst for further neighborhood stabilization and arrest the decline of downtown	Within 6 months of award	<b>Consortium:</b> City of Monterey, <b>Other:</b> City Redevelopment Agency	Property valued \$15,000,000 - Redevelopment Agency loan of \$2,200,000	\$ 2,200,000	\$ 2,200,000
12	Seaside Civic League				Rehab 200 existing units - preservation of affordable housing	multi family senior housing	Seaside	HDC for SCL	stabilization of neighborhood, energy efficiency and energy use mitigation - elimination of blight, preservation of affordable housing, jobs creation	Within 12 months of funding	<b>Consortium:</b> SCL & HDC <b>Others:</b> City of Seaside	Currently own land and buildings valued at \$17,000,000	\$ 5,000,000	\$5,000,000
13	Lakeview				Acquisition of housing at risk of coming out of affordable housing	Existing multi-family housing located in an area of high foreclosure and blight	Salinas	HDC for HACM	stabilization of neighborhood, energy efficiency and energy use mitigation - elimination of blight, jobs creation	Within six months of funding	<b>Consortium:</b> HACM & HDC <b>Others:</b> City of Salinas	HACM has option on purchase at end of affordability \$1,000,000	\$6,000,000	\$6,000,000
													\$123,350,000	