



INFORMATIONAL REPORT

DATE ISSUED: January 5, 2017

REPORT NO: HCR17-003

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of January 13, 2017

SUBJECT: Status of Loan Portfolio – First Quarter of Fiscal Year 2017

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

Pursuant to San Diego Housing Commission (Housing Commission) Lending Authority Policy No. 600.101, the Housing Commission prepares quarterly reports that provide the following information:

1. Loan Portfolio Summary
2. Loans and Grants Funded
3. Loans and Grants Written-Off
4. Defaults
5. Disposition of Foreclosed Properties

In addition, in response to the Office of the City Auditor’s Performance Audit, a new section that reports loan payments has been added.

1. LOAN PORTFOLIO SUMMARY

The Housing Commission’s loan portfolio, as of September 30, 2016:

Loan Type	Loan Portfolio	Loans w/ Payments	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 216,558,560	17	95	112
Rehabilitation 1 - 4 Units	\$ 14,997,538	13	886	899
First-Time Homebuyer	\$ 51,746,880	8	1,423	1,431
Affordable For-Sale Housing	\$ 58,987,541	0	271	271
TOTAL	\$ 342,290,519	38	2,675	2,713

All loan and grant programs, except the Affordable For-Sale Housing Program, are funded using Federal, State, and Local monies; and are approved in accordance with the General Lending Authority Policy No.

600.101. The Affordable For-Sale Housing Program uses a Promissory Note, representing the difference between (a) the fair market value of the property, and (b) the actual affordable price paid at the time the Affordable Restrictions were recorded.

2. LOANS AND GRANTS FUNDED

During the period of July 1, 2016 – September 30, 2016, the Housing Commission funded \$8,470,007 in assistance to create or preserve 82 affordable housing units and assist 21 first-time homebuyers:

	1st Quarter FY17
Rehabilitation	
Households Assisted	6
Redevelopment Area Loans	\$ 159,801
First-Time Homebuyer	
Households Assisted	21
Closing Cost Assistance Grants	\$ 220,989
Deferred Payment Loans	\$ 1,089,217
TOTAL	\$ 1,310,206
Rental Housing Finance	
No. of Units	76
Project Name	Texas Street Senior Housing L.P.
Project Type	Senior Housing
Residual Receipts Loan	\$ 7,000,000
TOTAL FUNDED	\$ 8,470,007

3. LOANS PAID OFF

Below is a summary of the funds collected through loan payoffs during the period of July 1, 2016 – September 30, 2016:

Loan Type	# Loans Paid Off	Principal Repaid	Interest/Shared Equity Received	Total Payoff Funds
Multifamily Rental	1	\$ 583,411	\$ 37,850	\$ 621,261
Rehabilitation 1 - 4 Units	10	\$ 153,334	\$ 9,505	\$ 162,839
First-Time Homebuyer	15	\$ 456,600	\$ 82,356	\$ 538,956
Affordable For-Sale Housing	0	\$ -	\$ -	\$ -

TOTAL	26	\$ 1,193,345	\$ 129,711	\$ 1,323,056
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4. LOANS AND GRANTS WRITTEN-OFF

During the period of July 1, 2016 – September 30, 2016, no loans or grants were written off.

5. DEFAULTS

Defaults include all Housing Commission loans that are delinquent 30 days or more, and loans for which the senior lien holder has filed a Notice of Default. As of September 30, 2016, the loans in default are as follows:

Loan Type	# in Default	\$ in Default	Default Ratio	Default w/ SDHC	Default w/ Senior Lien
Multifamily Rental	0	\$ 0	0.00%		
First-Time Homebuyer	4	\$ 186,194	0.36%	1	4
Affordable For-Sale Housing	0	\$ 0	0.00%		
TOTAL	4	\$ 186,194	0.36%	1	6

Historically the vast majority of borrowers are able to cure the default and remain in their home.

6. DISPOSITION OF FORECLOSED PROPERTIES

During the first quarter of Fiscal Year 2017, two loans previously in foreclosure were reinstated and the Notice of Defaults rescinded.

Respectfully submitted,

Vicki Monce

Vicki Monce
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 Real Estate Division

Approved by,

Deborah N. Ruane

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 Executive Vice President & Chief Strategy Officer
 Real Estate Division

Hard copies are available for review during business hours at the security information desk in the main lobby and the fifth floor reception desk of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials in the “Public Meetings” section of the San Diego Housing Commission website at www.sdhc.org