



SAN DIEGO  
HOUSING  
COMMISSION

“We’re About People”

# San Diego Housing Commission Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan April 6, 2018

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# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Recommendations

1. Recommend that the San Diego City Council approve the Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Program Activity Allocation of \$62,315,463 in anticipated funds and the proposed Model Programs; and
2. Authorize the SDHC President & CEO to reallocate funds among the Model Programs included in the Fiscal Year 2019 Annual Plan in response to market demands and opportunities.





# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan SDHC Guiding Document

## Annual Plan:

- Framework for planning and budgeting of fund revenues
- Specifies the amount of funds budgeted for housing activities and administrative expenses
- Describes programs recommended to be funded





# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Purpose and Intent

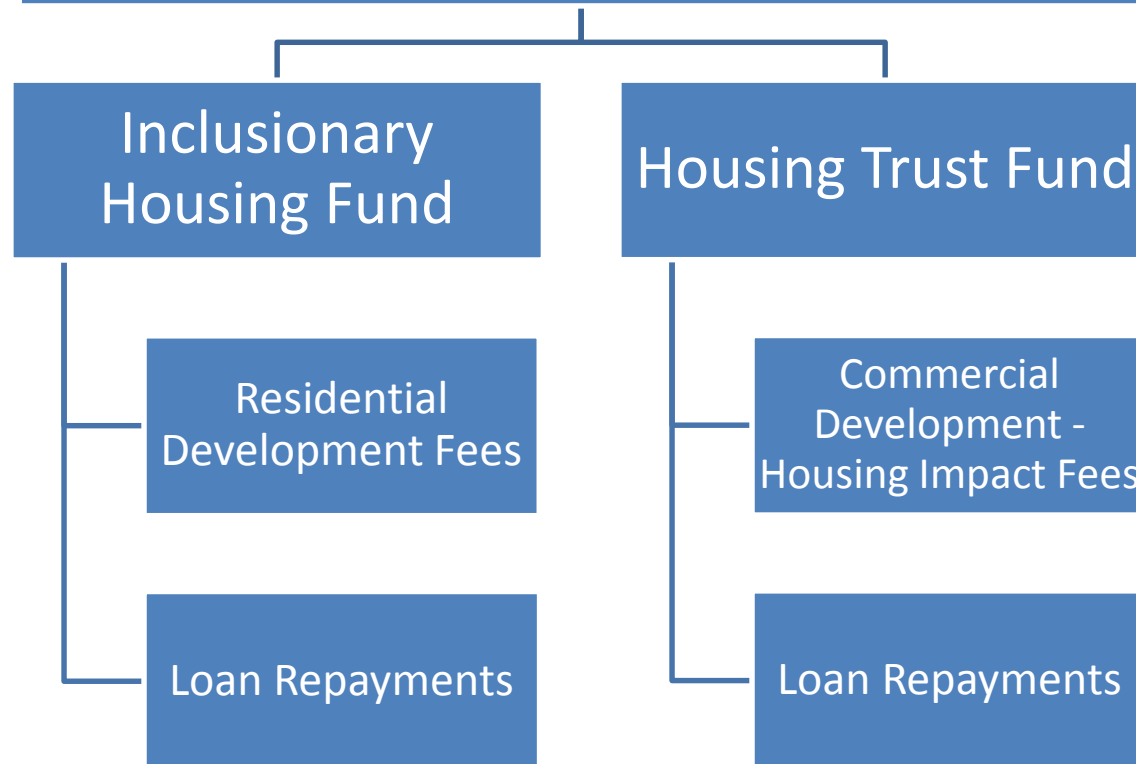
- A permanent and annually renewable source of revenue to meet, in part, the housing needs of the City's extremely low-, very low-, low-, and median-income households.
- Leverage every \$1 of City funds with \$2 of non-City funds
- Disperse affordable housing developments throughout the City to support the City's Balanced Communities Policy
- Preserve and maintain affordable housing
- Encourage private sector activities



# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Ordinance and Funding Sources

## San Diego Affordable Housing Fund

Municipal Code Chapter 9, Article 8, Division 5



# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Creating Affordable Housing



*North Park Seniors Apartments  
4200 Texas Street  
75 Affordable Units  
New Construction  
\$5,240,000 Inclusionary Housing Funds  
Expected Grand Opening: April 27, 2018*





# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Sources of Funds

| FUND  | PROJECTED<br>FUND BALANCES | PROJECTED FY2019<br>NEW FUNDING | TOTAL FY2019<br>FUNDS |
|---|----------------------------|---------------------------------|-----------------------|
| HTF – Housing Impact Fees and Repayments                        | 8,156,383                  | 1,717,214                       | 9,873,597             |
| HTF – Other HTF Funds<br>(loan repayments)                      | 3,660,626                  | 62,738                          | 3,723,364             |
| Inclusionary Housing Fund –<br>Inclusionary Fees and Repayments | 39,517,926                 | 9,200,576                       | 48,718,502            |
| <b>TOTAL</b>  | <b>\$51,334,935</b>        | <b>\$10,980,528</b>             | <b>\$62,315,463</b>   |





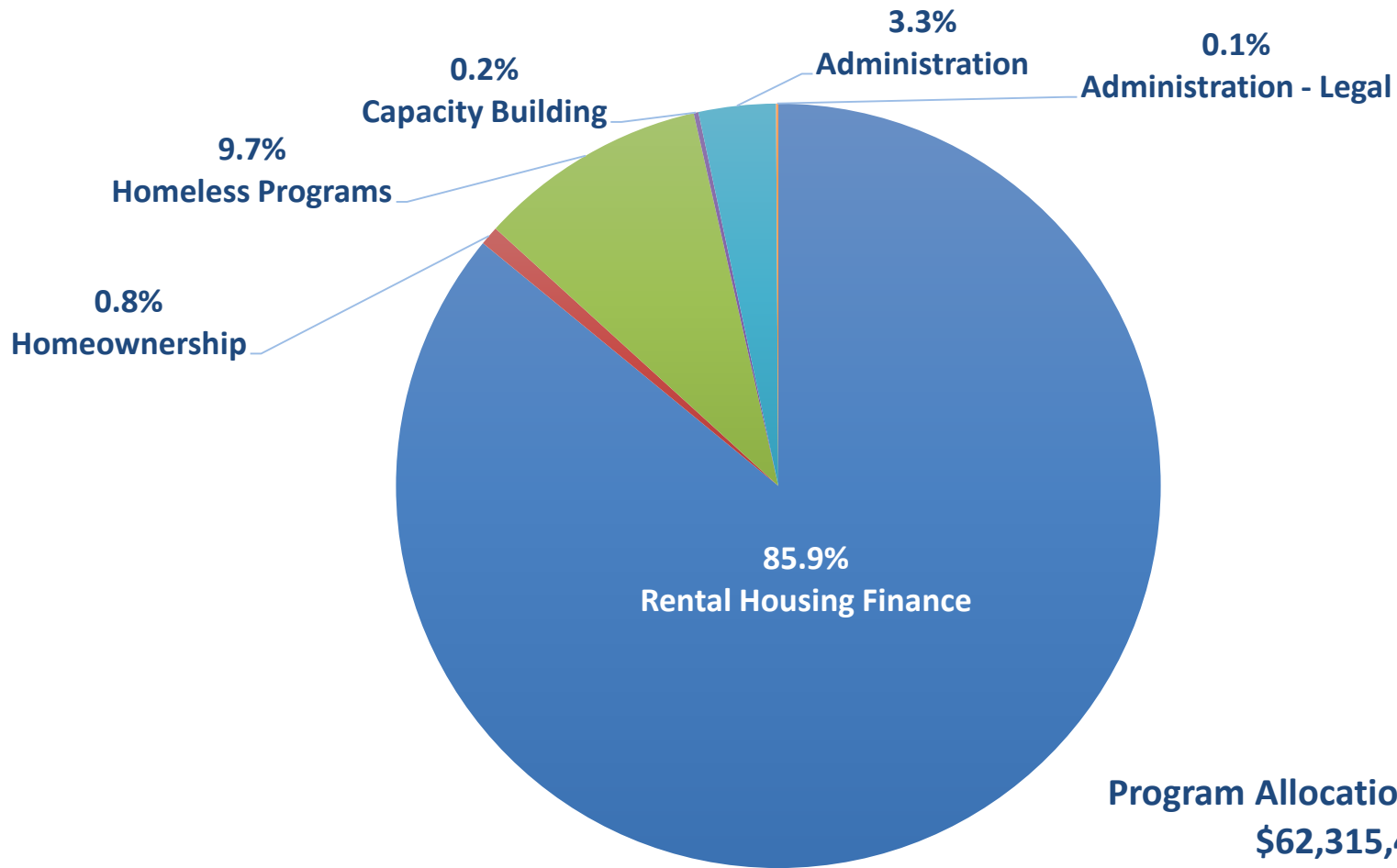
# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Program Allocation

| PROGRAM                  | DESCRIPTION  | \$ AMOUNT           |
|--------------------------|--|---------------------|
| Rental Housing Finance   | Gap financing – Affordable Rental Housing Production<br>(101 units - new closings in FY19; 661 units in development for which funds were committed in a previous year) | \$53,559,614        |
| Homeownership            | Deferred Payment Loans; Closing Cost Assistance Grants<br>(10 units)   | \$500,000           |
| Transitional Housing     | Grant and loans for nonprofit operators of Transitional Housing<br>(416 beds)  | \$1,340,602         |
| Rapid Rehousing          | Short-term assistance to help homeless individuals and families obtain and maintain permanent housing<br>(180 Households)  | \$1,951,706         |
| Landlord Engagement      | Landlord outreach and engagement providing incentives to landlords in the City of San Diego<br>(850 Households Housed)   | \$2,237,350         |
| Prevention and Diversion | Help for at-risk individuals and families to avoid becoming homeless and prevent long-term repeated shelter stays<br>(200 Households)                                  | \$509,684           |
| Capacity Building        | Developer Capacity Review 2-4 Projects<br>Service Provider Training 2-4 Trainings  | \$125,000           |
| Administration           | Personnel, Overhead, MOU Expense   | \$2,032,007         |
| Administration – Legal   | Legal Support  | \$59,500            |
| Fund Balance             | Admin. Costs (Post-Project Loan Servicing); Potential Housing Impact Fee Refunds; Proposed New and/or Above Projects   | \$0                 |
| <b>TOTAL</b>             |  | <b>\$62,315,463</b> |





# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Program Allocation (Continued)





# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Model Program Activity Changes

- Rental Housing Production:
  - Updates to scope, terms, application method, loan underwriting and/or target population
  - “Workforce Housing” replaced with “Middle-Income Housing – Mixed-Income Projects”
- Homeless Housing Initiatives:
  - Updates to scope, assistance term and/or target population
  - Removed County of San Diego Hotel/Motel Voucher
  - Added City of San Diego Temporary Bridge Shelters
  - Replaced “Landlord Engagement” with Landlord Engagement and Assistance Program (LEAP”
  - Replaced “Prevention and Diversion Assistance” with “Homelessness Prevention & Diversion”
  - Replaced “Outreach and Housing Navigation” with “Coordinated Outreach”





# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Model Program Activity Changes (Continued)

- Homeownership Programs:
  - 3% Interest, Deferred-Payment Loan Program: Scope updated to remove formula for calculating loan amount.
- Capacity Building Program:
  - Technical Assistance (TA) Program: Scope updated to include clarifying language about TA to homeless service providers.





# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan Community Participation

- SDHC staff attended three Community Group Meetings:
  - Clairemont on February 20, 2018
  - Linda Vista on February 26, 2018
  - City Heights on March 5, 2018





# SDHC – Proposed Fiscal Year 2019 Affordable Housing Fund Annual Plan

# Questions?

