



May 10, 2017

## Message from the President & CEO



Richard C. Gentry  
President & CEO

This morning, I was in the California State Capitol to testify in support of proposed legislation that is important to addressing the housing crisis in the city of San Diego and throughout California.

At its hearing this morning, the California State Assembly Committee on Housing and Community Development voted unanimously to forward Assembly Bill (AB) 1637 to the full Assembly.

AB 1637, authored by Assemblymember Todd Gloria, 78th District, would expand the ability of housing authorities to develop, operate and provide financing to multifamily rental housing developments.

Under this legislation, housing authorities would be allowed to lend funds to mixed-income multifamily rental developments, in which 40 percent of the units are affordable to low-income individuals and families, and the balance of the units are affordable up to 150 percent of Area Median Income.

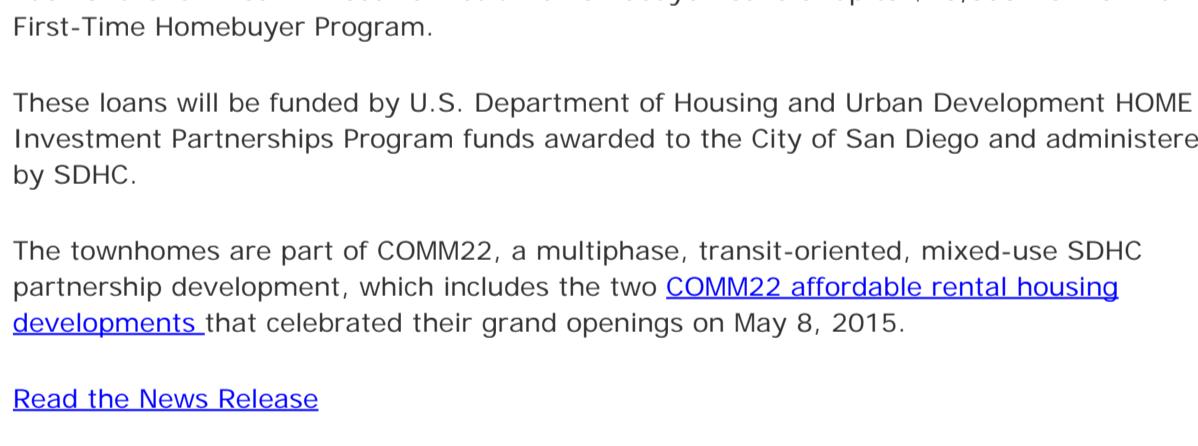
The expanded affordability levels can be used to attract new, additional private capital for affordable mixed-income housing development, adding to the overall production of affordable housing.

However, this bill does not change the affordability restrictions that are currently in place on funding sources that housing authorities use to create affordable housing for low-income families.

AB 1637 would achieve one of the 11 recommended actions in the San Diego Housing Commission's (SDHC) report, [Addressing the Housing Affordability Crisis: An Action Plan for San Diego](#), which identified the costs of developing affordable rental housing and made recommendations on how to lower those costs.

## SDHC Partnership Homeownership Opportunities for Low-Income Families

The new construction of 11 townhomes at the COMM22 Community will create homeownership opportunities for low-income families, who will receive first-time homebuyer loans from SDHC in a partnership with San Diego Habitat for Humanity.



COMM22 Community Groundbreaking  
11 Affordable For-Sale Townhomes  
April 26, 2017

I was pleased to join San Diego City Councilmember David Alvarez, SDHC Chairman of the Board Frank Urtasun, and San Diego Habitat for Humanity President & CEO Lori Holt Pfeiler to commemorate the groundbreaking for this development.

Each of the families will receive first-time homebuyer loans of up to \$70,000 from SDHC's First-Time Homebuyer Program.

These loans will be funded by U.S. Department of Housing and Urban Development HOME Investment Partnerships Program funds awarded to the City of San Diego and administered by SDHC.

The townhomes are part of COMM22, a multiphase, transit-oriented, mixed-use SDHC partnership development, which includes the two [COMM22 affordable rental housing developments](#) that celebrated their grand openings on May 8, 2015.

[Read the News Release](#)

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I invite your comments.

Sincerely,

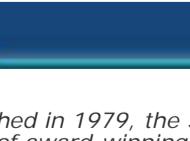
Richard C. Gentry  
President & Chief Executive Officer  
San Diego Housing Commission



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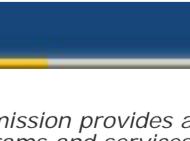
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