



SAN DIEGO  
HOUSING  
COMMISSION

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San Diego Housing Commission (SDHC)  
Application for State of California Department of Housing and Community  
Development Local Housing Trust Fund (LHTF)  
Presentation to SDHC Board of Commissioners  
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Jennifer Kreutter  
Vice President of Multifamily Housing Finance  
Real Estate Division

Polly E. Toledo  
Supervising Grant Writer  
Equity Assurance Division



# SDHC – LHTF Application

## Introduction

- July 9, 2024: The California Department of Housing and Community Development released a Notice of Funding Availability (NOFA) for the Local Housing Trust Fund (LHTF) Program.
- San Diego City Council action December 15, 2008, authorizes SDHC to submit applications to the State for any LHTF NOFAs the state issues.
- Awarded funds can be used to provide loans to pay for construction or rehabilitation of:
  - Affordable rental housing projects
  - Emergency shelters
  - Permanent supportive housing
  - Transitional housing
  - Homebuyer/homeowner projects, including accessory dwelling units (ADUs) or junior ADUs
- If funds are awarded to SDHC, \$5 million in matching State grant funds would be available for eligible projects in the City of San Diego.
  - Anticipated to be used to develop multifamily affordable rental housing or permanent supportive housing for City of San Diego households with income from 30 percent to 60 percent of Area Median Income.



# SDHC – LHTF Application Projects

Description	AMI Level
<p>Kindred Apartments:</p> <ul style="list-style-type: none"> <li>• 125 units affordable at 30-60% of AMI and one unrestricted manager's unit</li> <li>• March 15, 2024: SDHC Board approved SDHC loan</li> </ul>	<p>63 units @ 30% AMI            22 units @ 40% AMI            12 units @ 50% AMI            28 units @ 60% AMI            1 unrestricted manager</p>
<p>Navajo Family Apartments:</p> <ul style="list-style-type: none"> <li>• 44 units affordable at 30-60% of AMI and one unrestricted manager's unit</li> <li>• June 10, 2022: SDHC Board approved SDHC loan</li> </ul>	<p>8 units @ 30% AMI            2 units @ 50% AMI            34 units @ 60% AMI            1 unrestricted manager</p>
<p>Hillcrest Hall:</p> <ul style="list-style-type: none"> <li>• 97 units affordable at 30-60% of AMI and one unrestricted manager's unit</li> <li>• June 21, 2024: SDHC Board approved SDHC loan</li> </ul>	<p>31 units @ 30% AMI            11 units @ 50% AMI            55 units @ 60% AMI            1 unrestricted manager</p>



## SDHC – LHTF Application Fiscal Considerations

- Approval will increase Fiscal Year 2025 funding sources and uses available by \$5 million if the application is awarded.
- Administrative expenses related to the execution of eligible activities may not exceed 5 percent of Program Funds.
- Funding sources approved by this action will be as follows:
  - State Local Housing Trust Funds – up to \$5,000,000
- Funding uses approved by this action will be as follows:
  - Affordable Rental Housing Development and Administration – up to \$5,000,000



# SDHC – LHTF Application

## Staff Recommendations

### **That the SDHC Board of Commissioners take the following actions:**

- 1) Authorize and direct SDHC to submit an application on behalf of the City of San Diego to the State of California Department of Housing and Community Development (Department) Local Housing Trust Fund Program for grant funds in an amount up to \$5 million in accordance with the July 9, 2024, Notice of Funding Availability (NOFA).
- 2) If the application is approved, authorize Lisa Jones, SDHC's President and Chief Executive Officer (President and CEO), or designee, to commit \$5 million in matching funds on a dollar-for-dollar basis from the City of San Diego (City) Affordable Housing Fund, as required by the Department's NOFA, and execute and deliver a Standard Agreement as required.
- 3) Authorize SDHC's President and CEO, or designee, to amend the list of eligible projects in Attachment 1, if necessary.
- 4) Authorize SDHC's President and CEO, or designee, to execute any and all documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals.



## Questions & Comments

