



SAN DIEGO
HOUSING
COMMISSION

INFORMATIONAL REPORT

DATE ISSUED: July 21, 2016

REPORT NO: HCR16-050

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of July 29, 2016

SUBJECT: Status of Loan Portfolio – First through Third Quarters of Fiscal Year 2016
(July 1, 2015 – March 31, 2016)

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 periodic reports that provide the following information:

1. Loan Portfolio outstanding balances
2. Loans and grants funded
3. Loans and grants forgiven
4. Defaults
5. Disposition of foreclosed properties

1. LOAN PORTFOLIO

As of March 31, 2016, the loan portfolio was as follows:

Loan Type	Loan Portfolio	Loans w/ Payments	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 198,212,637	19	93	112
Rehabilitation 1 - 4 Units	\$ 23,230,794	15	922	937
First-Time Homebuyer	\$ 51,945,546	8	1,442	1,450
Affordable For-Sale Housing	\$ 59,162,415	0	269	269
TOTAL	\$ 332,551,392	42	2,726	2,768

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. LOAN AND GRANT FUNDS

During the period of July 1, 2015 – March 31, 2016 of Fiscal Year 2016, the Housing Commission funded \$15,996,252 in assistance to create 266 units of affordable housing. The loans and grants provided are as follows:

	1st Quarter	2nd Quarter	3rd Quarter
Rehabilitation			
Households Assisted	9	7	6
Healthy Homes Initiative	\$ 9,100	\$ 3,805	\$ -
Mobile Home Grants	\$ 17,975	\$ 5,290	\$ -
HUD Lead Control Grants (2012)	\$ 19,577	\$ 14,940	\$ -
Redevelopment Area Loans	\$ 71,105	\$ 142,121	\$ 143,833
TOTAL	\$ 117,757	\$ 166,156	\$ 143,833
First Time Homebuyer			
Households Assisted	26	26	17
Closing Cost Assistance Grants	\$ 226,059	\$ 247,964	\$ 175,899
Deferred Payment Loans	\$ 1,364,025	\$ 1,244,848	\$ 854,711
TOTAL	\$ 1,590,084	\$ 1,492,812	\$ 1,030,610
Rental Housing Finance			
No. of Units	52	63	60
Project Name	Trolley Residential	14th & Imperial	Talmadge Gateway
Project Type	Family	Homeless	Homeless
Residual Receipts Loan	\$ 3,120,000	\$ 3,535,000	\$ 4,800,000
TOTAL FUNDED	\$ 4,827,841	\$ 5,193,968	\$ 5,974,443

3. LOANS AND GRANT FORGIVEN

During the period of July 1, 2015 – March 31, 2016 of Fiscal Year 2016, three loans / grants were forgiven in accordance with the terms of the loan or by Board approval. The loans and grants forgiven are as follows:

Borrower	Original Balance	Interest Rate	Forgiven	Repaid	Authority
San Diego Rescue Mission	\$ 402,368	0%	\$ 73,158	\$ 329,210	HCR15-064
SD Neighborhood Housing Services	\$ 465,000	0%	\$ 223,707	\$ 222,713	HCR15-074
New Palace Associates	\$ 250,000	8.44% Compound	\$ 1,657,128	\$ -	Per terms of loan
TOTAL			\$ 1,953,993	\$ 551,923	

4. 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 March 31, 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	2	\$ 214,609	0.11%	2	
Rehabilitation 1 - 4 Units	2	\$ 33,485	0.14%		2
First-Time Homebuyer	4	\$ 161,525	0.31%		4
Affordable For-Sale Housing	0	\$ -	0.00%		
TOTAL	8	\$ 409,619	0.12%	2	6

5. TRUSTEE'S SALES

During the period of July 1, 2015 - March 31, 2016 of Fiscal Year 2016, one loan was lost through a foreclosure action.

Name & Address	Property & Loan Type	SDHC Funds Lost	Expense Incurred	Trustee's Sale Date	Comments
NEWBERY 6330 Genesee Ave., #202 San Diego, CA 92122	Condo FTHB	\$ 46,500	\$ 350	1/12/2016	Property reverted back to the beneficiary

Respectfully submitted,

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Vicki Monce
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Approved by,

Deborah N. Ruane

Deborah N. Ruane
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 Real Estate Division

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