



SAN DIEGO
HOUSING
COMMISSION

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San Diego Housing Commission (SDHC)

CalHome Funding Application

Housing Authority Agenda Item #4
October 5, 2021

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Real Estate Division



SDHC – CalHome Funding Application

2020 Notice of Funding Availability (NOFA)

- August 31, 2020: The California Department of Housing and Community Development (HCD) released the new CalHome NOFA, totaling approximately \$57 million.
- October 16, 2020: The SDHC Board of Commissioners approved SDHC's request to apply for the maximum funds of \$5 million in CalHome State funds, which are made available from the Affordable Housing Bond Act Trust Fund of 2018.
- October 27, 2020: The Housing Authority of the City of San Diego (Housing Authority) approved SDHC's request to apply for the maximum funds of \$5 million.
 - The Housing Authority-approved resolution conformed to the HCD resolution requirements at the time.



SDHC – CalHome Funding Application 2020 NOFA (Continued)

- SDHC submitted an application for funding before the program deadline of October 29, 2020.
- June 4, 2021: HCD announced that SDHC was awarded \$4,079,250 million in CalHome funds.
- July 19, 2021: HCD staff asked SDHC to revise the previously approved Housing Authority resolution to:
 - Expressly state the name and title of the person(s) authorized to execute documents; and
 - Remove “as approved by Housing Commission general counsel” language because that is an internal matter.



SDHC – CalHome Funding Application

First-Time Homebuyer Program

- Funding would be deployed through SDHC’s existing First-Time Homebuyer Program to eligible households earning up to 80 percent of San Diego Area Median Income.
- Eligible households receive a 3 percent simple interest, deferred-payment loan of up to 17 percent of the purchase price
 - Not to exceed \$100,000
- Eligibility:
 - Property must be located in the City of San Diego
 - Borrower(s) must meet SDHC’s eligibility and underwriting guidelines.
- The loan will be fully deferred with no payment due until the 30-year maturity date or if the borrower sells or rents the property.



SDHC – CalHome Funding Application

First-Time Homebuyer Program (Continued)

- The approximately \$4 million awarded to SDHC would help approximately 60 families with low income purchase a home.
 - Based on Fiscal Year 2020 average SDHC-funded, deferred-payment loan of \$66,624.
- Upon payoff, the principal and interest received is recycled back to the First-Time Homebuyer program and redeployed to assist additional households.
- Since 2001, SDHC has received seven CalHome awards totaling \$8 million.
 - Helped 162 households with low income purchase their first home in the City of San Diego.
- With CalHome loan repayments, SDHC has assisted 28 additional households with \$1.4 million in first-time homebuyer assistance.



SDHC – CalHome Funding Application

Staff Recommendations

That the Housing Authority of the City of San Diego:

- 1) Approve revisions to the previously approved Housing Authority Resolution (HA-1882) that authorized the San Diego Housing Commission's (Housing Commission) President & Chief Executive Officer (President & CEO), or designee, in a form of an amended resolution, a revised resolution, or a new resolution, or such other form of resolution, as determined by the office of the City Attorney, to apply to the California Department of Housing and Community Development (HCD) for up to \$5 million in CalHome Program funds.
- 2) Affirm that Richard C. Gentry, President & CEO of the San Diego Housing Commission, or designee, is authorized to execute all documents and instruments that are necessary and/or appropriate to implement these approvals, and to take such actions as are necessary and/or appropriate to implement these approvals as previously approved in Resolution No. HA-1882.
- 3) Authorize such budget amendments as are necessary to allow for the utilization of any CalHome Program Funds, if any.



SDHC – CalHome Funding Application

Questions & Comments

