



# INFORMATIONAL REPORT TO THE HOUSING AUTHORITY

**DATE ISSUED:** October 8, 2020

**REPORT NO:** HAR20-034

**ATTENTION:** Chair and Members of the Housing Authority of the City of San Diego  
For the Agenda of November 17, 2020

**SUBJECT:** Status of Loan Portfolio – Fiscal Year 2020 Fourth Quarter / Fiscal Year 2020  
Summary of Activity

**COUNCIL DISTRICT:** Citywide

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

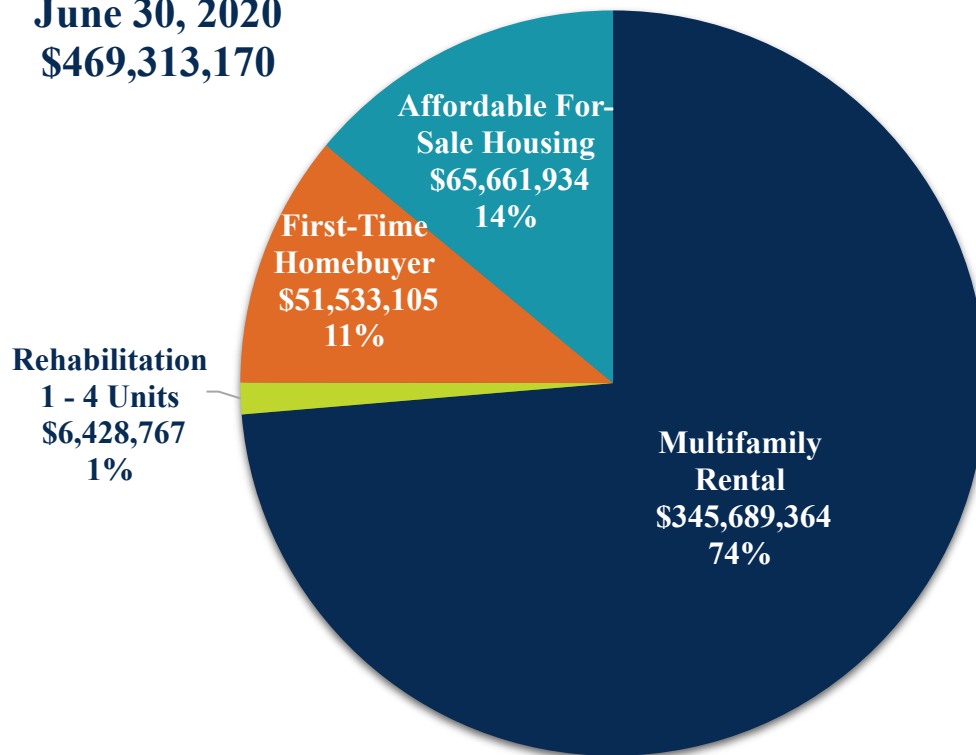
## **SUMMARY**

Pursuant to San Diego Housing Commission (Housing Commission) Lending Authority Policy No. 600.101, the Housing Commission prepares quarterly reports that provide the following information:

- |                            |  |
|----------------------------|--|
| 1) Loan Portfolio Summary  | 5) Loans and Grants Written Off/Forgiven |
| 2) Loans and Grants Funded | 6) Defaults                              |
| 3) Loans Paid in Full      |  |
| 4) Loan Payments           |  |

This report also provides an annual summary of loan activity for Fiscal Year 2020.

## **1. LOAN PORTFOLIO SUMMARY**

**Loan Portfolio****June 30, 2020****\$469,313,170**

FY20 Q4	Loan Portfolio	Accrued Interest	Amortized / Min. Payment Loans	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 345,689,364	\$ 51,520,461	21	104	125
Rehabilitation 1 - 4 Units	\$ 6,428,767	\$ 74,927	7	423	430
First-Time Homebuyer	\$ 51,533,105	\$ 5,175,146	5	1,258	1,263
Affordable For-Sale Housing	\$ 65,661,934	\$ -	0	275	275
<b>TOTAL</b>	<b>\$469,313,170</b>	<b>\$56,770,534</b>	<b>33</b>	<b>2,060</b>	<b>2,093</b>

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.

In addition to the loan portfolio above, the Housing Commission also services loans on behalf of the City of La Mesa. The loans were funded by the City of La Mesa; there was no investment on the part of the Housing Commission. The Housing Commission has an agreement with the City of La Mesa for limited servicing activities.

FY20 Q4	Principal	Accrued Interest	Total Loans
La Mesa First-Time Homebuyer	\$ 1,073,360	\$ 389,858	14

In addition to the loan portfolio above, the Housing Commission also services loans on behalf of the County of San Diego. The loans were funded by the County; there was no investment on the part of the Housing Commission. The Housing Commission has an agreement with County of San Diego to perform servicing activities.

FY20 Q4	Principal	Accrued Interest	Total Loans
San Diego County Loans	\$ 21,931,737	\$ 6,871,253	727

## 2. LOANS AND GRANTS FUNDED\*

During the period of April 1, 2020 – June 30, 2020, the Housing Commission recorded the following loans.

FY20 4th Quarter	
First Time Homebuyer	
Households Assisted	18
Closing Cost Assistance Grants	\$ 169,078
Deferred Payment Loans	\$ 974,028
<b>TOTAL</b>	<b>\$ 1,143,106</b>
Multi Family	
Total Projects	2
Affordable Units	167
<b>TOTAL</b>	<b>\$ 13,250,000</b>
Mid-City Seniors	
Affordable Units	115
HOME	\$ 1,750,000
Inclusionary	\$ 4,000,000
Commercial Linkage Fee	\$ 1,000,000
Ivy Apartments	
Affordable Units	52
HOME	\$ 2,000,000
Inclusionary	\$ 4,400,000
Commercial Linkage Fee	\$ 100,000
<b>TOTAL AWARDED</b>	<b>\$ 14,393,106</b>

\* Loans funded are not necessarily indicative of loans disbursed.

The Housing Commission also administers the County of San Diego's First-Time Homebuyer (FTHB) program. The loans were funded by the County; there was no investment on the part of the Housing Commission.

FY20 Q4	Assistance Provided	Total Loans
San Diego County FTHB Loans	\$ 162,415	2

### 3. LOANS PAID IN FULL

Below is a summary of the funds collected through loan payoffs during the period of April 1, 2020 – June 30, 2020. The Housing Commission received 24 payoffs, which generated \$1,128,362 in program income:

Loan Type	# Loans Paid Off	Loan Principal Repaid	Loan Int./Shared Appreciation Received	*DP/CC Repaid	*DP/CC Interest Received	Total Payoffs
Multifamily Rental	0	\$ -	\$ -	\$ -	\$ -	\$ -
Rehabilitation 1 - 4 Units	1	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000
First-Time Homebuyer	23	\$ 927,031	\$ 179,775	\$ 18,556		\$ 1,125,362
Affordable For-Sale Housing	0	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>24</b>	<b>\$ 930,031</b>	<b>\$ 179,775</b>	<b>\$ 18,556</b>	<b>\$ -</b>	<b>\$ 1,128,362</b>

*\*Down Payment and Closing Cost Assistance Recoverable Grant*

### 4. LOAN PAYMENTS

The Housing Commission loan portfolio is primarily composed of deferred loans, which do not require *fixed* monthly / annual payments. Multifamily Rental loans require annual residual receipts payments based on the developments' available cash flow. Below is a summary of the residual receipts payments, fixed payments and voluntary payments collected during the period of April 1, 2020 – June 30, 2020.

Loan Type	Principal	Interest	Total
Multifamily Rental	\$ 2,311,262	\$ 343,419	\$ 2,654,680.4
Rehabilitation	\$ 27,696	\$ 4,432	\$ 32,128.2
First-Time Homebuyer	\$ 84,204	\$ 18,515	\$ 102,719.2
<b>TOTAL</b>	<b>\$ 2,423,162</b>	<b>\$ 366,366</b>	<b>\$ 2,789,527.9</b>

### 5. LOANS AND GRANTS WRITTEN-OFF / FORGIVEN

Below is a summary of the loans and grants written off or forgiven during the period of April 1, 2020 – June 30, 2020.

Loan Type	\$ Forgiven Principal Per Terms of Loan	\$ Written Off Principal	Total
Multifamily Rental	\$ -	\$ -	\$ -
Rehabilitation 1 - 4 Units	\$ -	\$ -	\$ -
First Time Homebuyer	\$ -	\$ -	\$ -
Affordable For-Sale	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

*\*Written Off loans are a result of default activity, i.e., bankruptcy, foreclosure or short sale.*

**6. 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. Historically the vast majority of borrowers are able to cure the default and remain in their home. As of June 30, 2020, the loans in default are as follows:

FY20 Q4	# in Default	\$ in Default	Default Ratio	Default w/ SDHC	Default w/ Senior Lien
Multifamily Rental	0	\$ -	0.00%	0	0
Rehabilitation 1 - 4 Units	1	\$ 5,000	0.08%	1	0
First-Time Homebuyer	2	\$ 59,213	0.11%	2	0
Affordable For-Sale Housing	1	\$ 118,578	0.18%	1	0
La Mesa First-Time Homebuyer	0	\$ -	0.00%	0	0
<b>TOTAL</b>	<b>4</b>	<b>\$ 182,791</b>	<b>0.04%</b>	<b>4</b>	<b>0</b>

Respectfully submitted,

*Sujata Raman*

Sujata Raman  
Vice President, Single-Family Housing Finance  
Real Estate Division

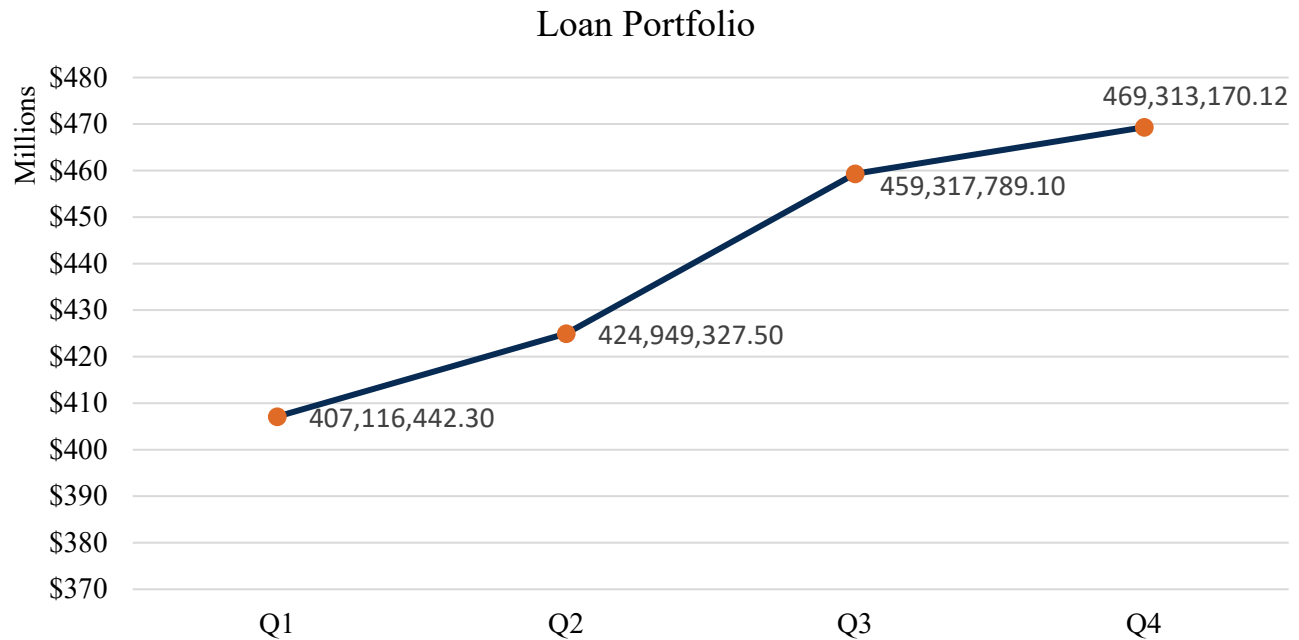
Approved by,

*Jeff Davis*

Jeff Davis  
Deputy Chief Executive Officer  
San Diego Housing Commission

Docket materials are available in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at [www.sdhc.org](http://www.sdhc.org)

**ATTACHEMENT A**  
**FISCAL YEAR 2020 SUMMARY OF ACTIVITY**  
**July 1, 2019 – June 30, 2020**



**Total Loans and Grants Awarded**

Fiscal Year 2020	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ 21,600,000	\$ 33,523,631	\$ 13,250,000	\$ 68,373,631
Rehabilitation 1 - 4 Units	\$ -	\$ -	\$ -	\$ -	\$ -
First Time Homebuyer	\$ -	\$ 199,015	\$ 1,390,771	\$ 1,143,106	\$ 2,732,892
Affordable For-Sale	\$ -	\$ 488,473	\$ 698,743	\$ -	\$ 1,187,216
<b>Total</b>	<b>\$ -</b>	<b>\$22,287,488</b>	<b>\$35,613,145</b>	<b>\$14,393,106</b>	<b>\$ 72,293,739</b>

**Number of Affordable Units Produced**

Fiscal Year 2020	Q1	Q2	Q3	Q4	Total
Multifamily Rental	0	576	464	167	1,207
Rehabilitation 1 - 4 Units	0	0	0	0	0
First Time Homebuyer	0	3	20	18	41
Affordable For-Sale	0	1	2	0	3
<b>Total</b>	<b>0</b>	<b>580</b>	<b>486</b>	<b>185</b>	<b>1,251</b>

**ATTACHEMENT A (continued)****Total of Loans and Grants Paid in Full (Includes Principal and Accrued Interest)**

<b>Fiscal Year 2020</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
Multifamily Rental	\$ -	\$ -	\$ 3,393,053	\$ -	\$ 3,393,053
Rehabilitation 1 - 4 Units	\$ 157,846	\$ 39,962	\$ 88,802	\$ 3,000	\$ 289,610
First Time Homebuyer	\$ 520,713	\$ 993,090	\$ 990,362	\$ 1,125,362	\$ 3,629,526
Affordable For-Sale	\$ -	\$ -	\$ 52,000	\$ -	\$ 52,000
<b>Total</b>	<b>\$ 678,559</b>	<b>\$ 1,033,052</b>	<b>\$ 4,524,217</b>	<b>\$ 1,128,362</b>	<b>\$ 7,364,189</b>

**Total of Monthly/Annual Payments on Active Loans (Includes Principal and Accrued Interest)**

<b>Fiscal Year 2020</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
Multifamily Rental	\$ 643,139	\$ 224,543	\$ 143,986	\$ 2,654,680	\$ 3,666,348
Rehabilitation 1 - 4 Units	\$ 12,342	\$ 15,643	\$ 15,154	\$ 32,128	\$ 75,267
First Time Homebuyer	\$ 132,527	\$ 133,933	\$ 104,319	\$ 102,719	\$ 473,499
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 788,007</b>	<b>\$ 374,120</b>	<b>\$ 263,459</b>	<b>\$ 2,789,528</b>	<b>\$ 4,215,114</b>

**Total of Loans Forgiven Per Terms of Loan or Written Off Per PO-RED 325.01**

<b>Fiscal Year 2020</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Total</b>
Multifamily Rental	\$ -	\$ 305,556	\$ -	\$ -	\$ 305,556
Rehabilitation 1 - 4 Units	\$ 150,900	\$ -	\$ 73,995	\$ -	\$ 224,895
First Time Homebuyer	\$ -	\$ 97,435	\$ 20,000	\$ -	\$ 117,435
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 150,900</b>	<b>\$ 402,991</b>	<b>\$ 93,995</b>	<b>\$ -</b>	<b>\$ 647,886</b>



The City of San Diego  
**Item Approvals**

**Item Subject:** Status of Loan Portfolio – Fiscal Year 2020 Fourth Quarter / Fiscal Year 2020 Summary of Activity.

Contributing Department	Approval Date
DOCKET OFFICE	10/28/2020

Approving Authority	Approver	Approval Date
HOUSING COMMISSION FINAL DEPARTMENT APPROVER	MARSHALL, SCOTT	10/27/2020
EXECUTIVE VICE PRESIDENT	DAVIS, JEFF	10/30/2020
CITY ATTORNEY	MIDDAUGH, MARGUERITE	11/02/2020