



REPORT TO THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO

DATE ISSUED: August 26, 2021

REPORT NO: HAR21-017

ATTENTION: Chair and Members of the Housing Authority of the City of San Diego
For the Agenda of October 5, 2021

SUBJECT: Application for State of California CalHome Program Funds

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

Approve revisions to the previously approved Housing Authority Resolution (HA-1882) that authorized the San Diego Housing Commission to submit an application to the California Department of Housing and Community Development for up to \$5 million in funding from the CalHome General Program in support of the First-Time Homebuyer Program, to comply with the State of California Department of Housing and Community Development's request to change the resolution.

STAFF RECOMMENDATION

That the Housing Authority of the City of San Diego (Housing Authority) take the following actions:

- 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.

SUMMARY:

On August 31, 2020, HCD issued a Notice of Funding Availability (NOFA) for several activities, including First-Time Homebuyer Mortgage Assistance. Funding under this NOFA is provided from the Affordable Housing Bond Act Trust Fund of 2018. The deadline for applications under this NOFA was October 29, 2020.

On October 27, 2020, the Housing Authority authorized the Housing Commission to submit an application for \$5 million in funding through this NOFA (Report No. HAR20-038: Resolution No. HA-

1882). The Housing-Authority-approved resolution conformed to the HCD resolution requirements at the time. The Housing Commission submitted an application for funding before the NOFA deadline.

On June 4, 2021, HCD announced the awardees. The Housing Commission received an award of \$4,079,250. Funding under this CalHome award will be deployed through the Housing Commission's existing First-Time Homebuyer Program.

On July 19, 2021, HCD staff asked the Housing Commission to revise section three of the previously approved Housing Authority Resolution to expressly state the name(s) and title(s) of the persons authorized to sign the Standard Agreement and Monitoring Agreement and to remove the language "as approved by the Housing Commission General Counsel." An HCD representative confirmed to the Housing Commission by email on July 27, 2021, that the proposed revised Section 3 of the resolution as shown below fulfills HCD's request.

Section 3 of the previously approved resolution:

3. The President & CEO, or designee, is authorized to take such actions and to execute such documents, as approved by the Housing Commission General Counsel and to execute in the name of the Housing Commission, the application, the Standard Agreement, and any subsequent amendments or modifications thereto, as well as any other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

Revised Section 3 of the resolution:

3. Richard C. Gentry, the President & CEO of the San Diego Housing Commission, or his designee, is authorized to take such actions and to execute in the name of the San Diego Housing Commission, the application, the Standard Agreement, and any subsequent amendments or modifications thereto, as well as any other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

FISCAL CONSIDERATIONS:

Approving this action will provide homeownership assistance to approximately 60 families, based upon the Fiscal Year 2020 average homeownership assistance of \$66,624 per household. It will also increase the Housing Authority-approved Fiscal Year (FY) 2022 Housing Commission Budget by \$5,000,000; however, it will not affect the program-specific budget for the First-Time Homebuyer Program because these funds be substituted for other funding sources.

The sources and uses approved by this action will be as follows:

SOURCES		USES	
CalHome Award	\$5,000,000	FTHB Deferred Payment Loans	\$4,500,000
-	-	Administration	\$ 500,000
Total	\$5,000,000	Total	\$5,000,000

PREVIOUS COUNCIL and/or COMMITTEE ACTION

On January 7, 2020, June 24, 2014, March 5, 2013, November 15, 2011, June 15, 2010, April 17, 2007, September 9, 2003, and January 30, 2001, the Housing Authority authorized an application to HCD for CalHome Program funds. The last two applications in 2014 and early 2020 did not result in a funding award.

Housing Authority Resolution HA-1882 passed on October 27, 2020, authorized an application that resulted in an award of \$4,079,250 in CalHome program funds to the San Diego Housing Commission.

ENVIRONMENTAL REVIEW:

This activity is not a project pursuant to CEQA Guidelines Section 15378(b)(5), as it is an administrative activity of government that will not result in direct or indirect physical changes in the environment. This action seeks to authorize the submission of an application to the California Department of Housing and Community Development for up to \$5 million in funding from the Cal Home General Program in support of the First-Time Homebuyer Program, which will not cause a significant environmental impact on its own accord. As such, this activity is not subject to CEQA pursuant to CEQA guidelines Section 15060(c)(3). Processing under the National Environmental Policy Act is not required as no federal funds are involved in this action. The parties agree that the provision of any federal funds as the result of this action is conditioned on the City of San Diego's final NEPA review and approval.

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 in the "Governance & Legislative Affairs" section of the San Diego Housing Commission website at www.sdhc.org

HOUSING AUTHORITY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA-1882

DATE OF FINAL PASSAGE October 27, 2020

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO AUTHORIZING THE SAN DIEGO HOUSING COMMISSION TO APPLY TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING OF \$5 MILLION UNDER THE CALHOME PROGRAM AUTHORIZING THE SAN DIEGO HOUSING COMMISSION'S PRESIDENT AND CHIEF EXECUTIVE OFFICER, OR DESIGNEE, TO EXECUTE A STANDARD AGREEMENT, IF SELECTED, AMEND THE FISCAL YEAR 2021 HOMEOWNERSHIP BUDGET TO INCLUDE THE CALHOME FUNDS, IF AWARDED, AND RELATED ACTIONS.

WHEREAS, the San Diego Housing Commission (Housing Commission) wishes to apply for and receive an allocation of funds through the CalHome Program; and

WHEREAS, the State of California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) on August 31, 2020, for the CalHome program, established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the California Health and Safety Code (Statute). Pursuant to the Statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome program, subject to the terms and conditions of the Statute and the CalHome Program Regulations adopted by HCD in April 2004; and

WHEREAS, the Housing Commission wishes to submit an application for an allocation of CalHome funds in the amount of \$5 million; NOW, THEREFORE,

BE IT RESOLVED, by the Housing Authority of the City of San Diego, as follows:

1. The President and Chief Executive Officer of the Housing Commission (President & CEO), or designee, is authorized to submit to HCD an application to participate in the CalHome Program in response to the NOFA issued on August 31, 2020, which will request a funding allocation of \$5 million to provide First Time Homebuyer Mortgage Assistance to eligible households earning up to 80 percent of area median income, eligible households may apply for a deferred payment loan at 3 percent simple interest of up to 17 percent of their purchase price, not to exceed \$100,000, for the purchase of a home located in the City of San Diego.

2. The Housing Commission agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program regulations cited above. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. The Housing Commission acknowledges and agrees that it may be required to execute any and all other instruments necessary or required by HCD for participation in the CalHome Program.

3. The President & CEO, or designee, is authorized to take such actions and to execute such documents, as approved by the Housing Commission General Counsel and to execute in the name of the Housing Commission, the application, the Standard Agreement, and any subsequent amendments or modifications thereto, as well as any other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

4. The President & CEO, or designee, is authorized to amend the Fiscal Year 2021 Homeownership Loan and Grant Budget to include the CalHome funds, if awarded.

APPROVED: MARA W. ELLIOTT, General Counsel

By /Katherine A. Malcolm
Katherine A. Malcolm
Deputy City Attorney

KAM:soc
10/07/2020
Or.Dept: Housing Authority
Doc. No. 2498198

Passed and adopted by the Housing Authority of the City of San Diego on October 27, 2020, by the following vote:

	Yeas	Nays	Excused	Not Present
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

Georgette Gómez

Chair of the Housing Authority
of the City of San Diego, California

Richard C. Gentry

Executive Director of the Housing Authority
of the City of San Diego, California

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. **1882** passed and adopted by the Housing Authority of the City of San
Diego, California on October 27, 2020.

By: _____



Scott Marshall

Deputy Secretary of the Housing Authority
of the City of San Diego, California

HOUSING AUTHORITY OF
THE CITY OF SAN DIEGO

RESOLUTION NUMBER HA-_____

DATE OF FINAL PASSAGE- _____

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIEGO MODIFYING HOUSING AUTHORITY RESOLUTION HA-1882, AUTHORIZING THE PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE SAN DIEGO HOUSING COMMISSION, OR DESIGNEE, TO SUBMIT AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR \$5 MILLION IN FUNDING UNDER THE CALHOME PROGRAM; TO EXECUTE A STANDARD AGREEMENT, IF SELECTED, FOR SUCH FUNDING AND ANY AMENDMENTS OR MODIFICATIONS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE CALHOME PROGRAM; TO AMEND THE HOMEOWNERSHIP BUDGET TO INCLUDE THE CALHOME FUNDS, IF AWARDED; AND RELATED ACTIONS

WHEREAS, the State of California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) on August 31, 2020, for the CalHome program, established by Chapter 84, Statutes of 2000 (SB 1656 Alarcon), and codified in Chapter 6 (commencing with Section 50650) of Part 2 of Division 31 of the Health and Safety Code (Statute). Pursuant to the Statute, HCD is authorized to approve funding allocations utilizing monies made available by the State Legislature to the CalHome program, subject to the terms and conditions of the Statute and the CalHome Program Regulations adopted by HCD in April 2004; and

WHEREAS, as authorized by Housing Authority of the City of San Diego Resolution HA-1882 approved on October 27, 2020 (Housing Authority Resolution HA-1882), the Housing Commission submitted an application for an allocation of CalHome funds in the amount of \$5 million before the NOFA deadline; and

WHEREAS, on June 4, 2021, HCD awarded the Housing Commission a grant allocation in the amount of \$4,079,250; and

WHEREAS, on July 19, 2021, HCD staff requested revisions to Section 3 of Housing Authority Resolution HA-1882, and Housing Commission staff now recommends restatement of Sections 1, 2, and 4 of Housing Authority Resolution HA-1882 and approval of the requested revisions to Section 3 as set forth in this resolution; NOW, THEREFORE,

BE IT RESOLVED, by the Housing Authority of the City of San Diego, as follows:

1. The President and Chief Executive Officer of the Housing Commission (President & CEO), or designee, is authorized to submit to HCD an application to participate in the CalHome Program in response to the NOFA issued on August 31, 2020, which will request a funding allocation of \$5 million to provide First Time Homebuyer Mortgage Assistance to eligible households earning up to 80 percent of area median income. Eligible households may apply for a deferred payment loan at 3 percent simple interest of up to 17 percent of their purchase price, not to exceed \$100,000, for the purchase of a home located in the City of San Diego.

2. The Housing Commission agrees to use the CalHome funds for eligible activities in the manner presented in the application as approved by HCD and in accordance with program regulations cited above. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the

application are enforceable through the Standard Agreement. The Housing Commission acknowledges and agrees that it may be required to execute any and all other instruments necessary or required by HCD for participation in the CalHome Program.

3. Richard C. Gentry, the President & CEO of the San Diego Housing Commission, or his designee, is authorized to take such actions and to execute in the name of the San Diego Housing Commission, the application, the Standard Agreement, and any subsequent amendments or modifications thereto, as well as any other documents required by HCD for participation in the CalHome Program, and any amendments thereto.

4. The President & CEO, or his designee, is authorized to amend the Homeownership Loan and Grant Budget to include the CalHome funds, if and as awarded.

APPROVED: MARA W. ELLIOTT, General Counsel

By: _____
Hilda R. Mendoza
Deputy General Counsel

HRM:jep
August 31, 2021
Or.Dept: Housing Authority
Doc. No.: 2749793

Passed and adopted by the Housing Authority of the City of San Diego on _____ ,
by the following vote:

Yeas

Nays

Abstain

Absent

AUTHENTICATED BY:

Chair of the Housing Authority
of the City of San Diego, California

Executive Director of the Housing Authority
of the City of San Diego, California

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of the
RESOLUTION NO. _____ PASSED AND ADOPTED BY THE Housing Authority of the City
of San Diego, California on _____

By: _____



The City of San Diego
Item Approvals

Item Subject: Application for State of California CalHome Program Funds

Contributing Department	Approval Date
DOCKET OFFICE	08/27/2021

Approving Authority	Approver	Approval Date
HOUSING COMMISSION FINAL DEPARTMENT APPROVER	MARSHALL, SCOTT	08/26/2021
EXECUTIVE VICE PRESIDENT	DAVIS, JEFF	08/30/2021
CITY ATTORNEY	MENDOZA, HILDA	09/17/2021