



INFORMATIONAL REPORT

DATE ISSUED: October 7, 2021

REPORT NO: HCR21-092

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of October 15, 2021

SUBJECT: Status of Loan Portfolio – Fiscal Year 2021 Fourth Quarter

COUNCIL DISTRICT: Citywide

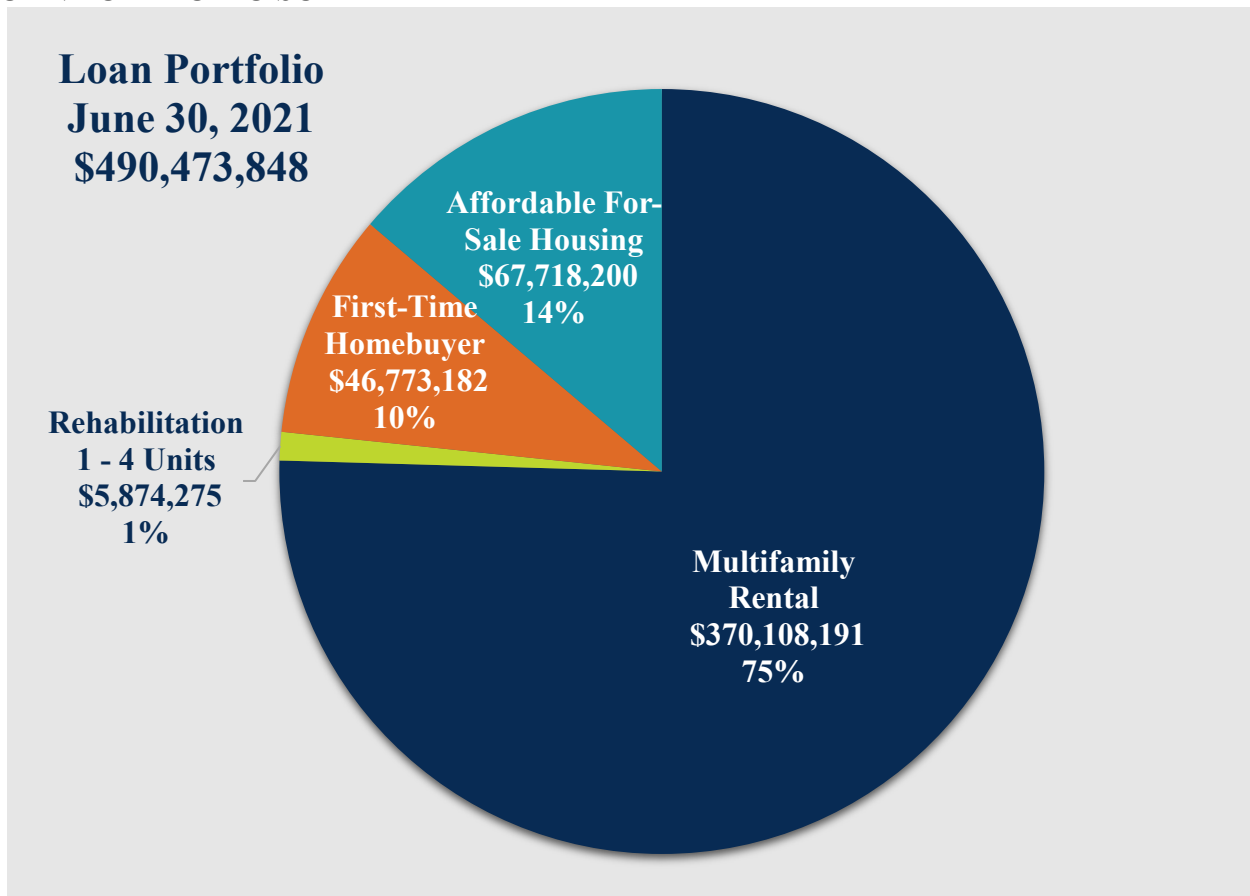
NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

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

1. LOAN PORTFOLIO SUMMARY



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Status of Loan Portfolio – Fiscal Year 2021 (April 1, 2021 – June 30, 2021)

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FY21 Q4	Loan Portfolio	Accrued Interest	Amortized / Min. Payment Loans	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 370,108,191	\$ 56,788,440	21	105	126
Rehabilitation 1 - 4 Units	\$ 5,874,275	\$ 77,200	7	377	384
First-Time Homebuyer	\$ 46,773,182	\$ 4,998,915	4	1,140	1,144
Affordable For-Sale Housing	\$ 67,718,200	\$ -	0	282	282
TOTAL	\$ 490,473,848	\$ 61,864,555	32	1,904	1,936

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 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.

FY21 Q4	Principal	Accrued Interest	Total Loans
La Mesa First-Time Homebuyer	\$ 870,800	\$ 368,554	10

In addition to the loan portfolio above, the Housing Commission 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.

FY21 Q4	Principal	Accrued Interest	Total Loans
San Diego County Loans	\$ 21,205,073	\$ 6,757,858	701

2. LOANS AND GRANTS FUNDED*

During the period of April 1, 2021 – June 30, 2021, the Housing Commission recorded the following loans.

FY21 4th Quarter	
First-Time Homebuyer	
Households Assisted	12
Closing Cost Assistance Grants \$	120,634
Deferred Payment Loans \$	786,909
TOTAL \$	907,543
Multifamily	
<i>There were no financial closings for any Multifamily projects in the FY21 4th Quarter.</i>	
TOTAL AWARDED \$	907,543

* 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.

FY21 Q4	Assistance Provided	Total Loans
San Diego County FTHB Loans	\$ 303,693	5

3. LOANS PAID IN FULL

Below is a summary of the funds collected through loan payoffs during the period of April 1, 2021 – June 30, 2021. The Housing Commission received 57 payoffs, which generated \$2,838,933 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	7	\$ 108,313	\$ 11,526	\$ -	\$ -	\$ 119,839
First-Time Homebuyer	50	\$ 2,060,369	\$ 644,873	\$ 7,760	\$ 6,091	\$ 2,719,093
Affordable For-Sale Housing	0	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	57	\$ 2,168,682	\$ 656,399	\$ 7,760	\$ 6,091	\$ 2,838,933

*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, 2021 – June 30, 2021.

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Loan Type	Principal	Interest	Total
Multifamily Rental	\$ 146,355	\$ 1,273,901	\$ 1,420,256
Rehabilitation	\$ 16,785	\$ 359	\$ 17,145
First-Time Homebuyer	\$ 205,052	\$ 60,982	\$ 266,034
TOTAL	\$ 368,192	\$ 1,335,242	\$ 1,703,435

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, 2021 – June 30, 2021.

Loan Type	\$ Forgiven Principal Per Terms of Loan	\$ Written Off Principal	Total
<i>No loans were written-off or forgiven during FY21 4th Quarter.</i>			

**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, 2021, the loans in default are as follows:

FY21 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	0.09%	1	0
First-Time Homebuyer	1	\$ 35,000	0.07%	1	0
Affordable For-Sale Housing	0	\$ -	0.00%	0	0
La Mesa First-Time Homebuyer	0	\$ -	0.00%	0	0
TOTAL	2	\$ 40,000	0.01%	2	0

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Respectfully submitted,

Sujata Raman

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

Approved by,

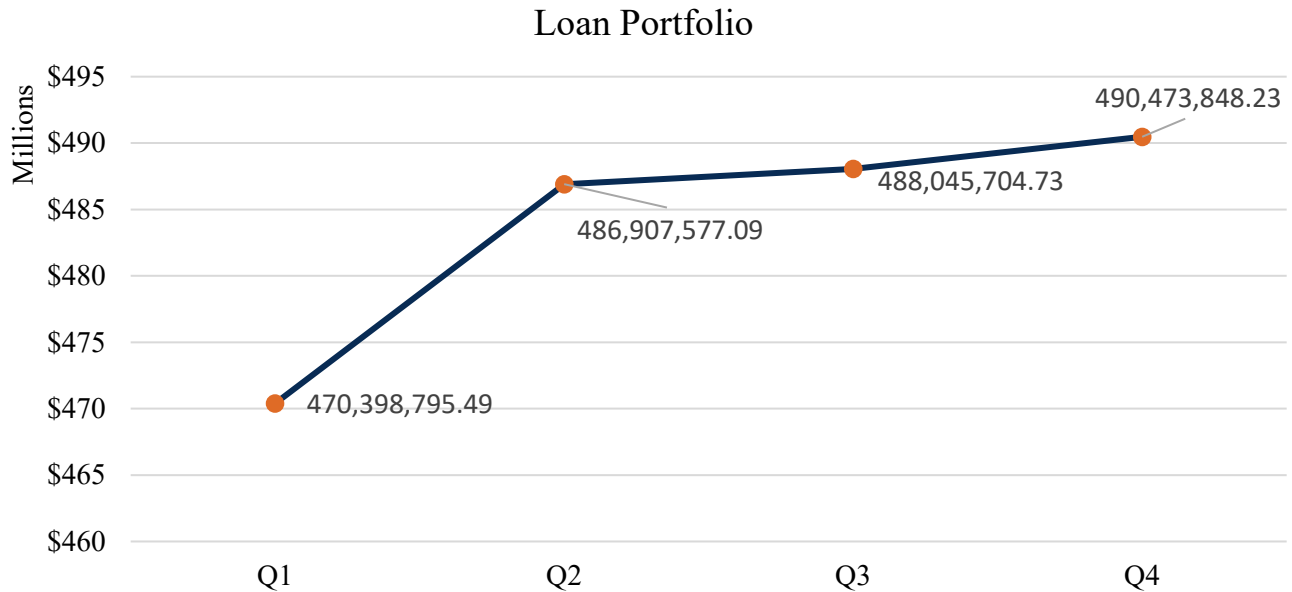
Jeff Davis

Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission

Attachment: Fiscal Year 2021 Summary of Activity

Docket materials are available in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at www.sdhc.org.

**ATTACHMENT 1
FISCAL YEAR 2021 SUMMARY OF ACTIVITY
July 1, 2020 – June 30, 2021**



Total Loans and Grants Awarded

Fiscal Year 2021	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ 21,760,000	\$ 5,513,158	\$ -	\$ 27,273,158
Rehabilitation 1 - 4 Units	\$ -	\$ -	\$ -	\$ -	\$ -
First Time Homebuyer	\$ 607,172	\$ 1,506,469	\$ 912,647	\$ 907,543	\$ 3,933,831
Affordable For-Sale	\$ 1,188,783	\$ 867,483	\$ -	\$ -	\$ 2,056,266
Total	\$ 1,795,955	\$ 24,133,952	\$ 6,425,805	\$ 907,543	\$ 33,263,255

Number of Affordable Units Produced

Fiscal Year 2021	Q1	Q2	Q3	Q4	Total
Multifamily Rental	0	275	118	0	393
Rehabilitation 1 - 4 Units	0	0	0	0	0
First Time Homebuyer	9	21	13	12	55
Affordable For-Sale	4	3	0	0	7
Total	13	299	131	12	455

Total Loans and Grants Paid in Full (Includes Principal and Interest)

Fiscal Year 2021	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ -	\$ 3,660,043	\$ -	\$ 3,660,043
Rehabilitation 1 - 4 Units	\$ 41,824	\$ 114,303	\$ 142,443	\$ 119,839	\$ 418,409
First Time Homebuyer	\$ 1,373,225	\$ 2,535,858	\$ 2,697,213	\$ 2,719,093	\$ 9,325,390
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,415,049	\$ 2,650,161	\$ 6,499,699	\$ 2,838,933	\$ 13,403,842

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

Fiscal Year 2021	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ 1,714,166	\$ 504,379	\$ 106,731	\$ 1,420,256	\$ 3,745,533
Rehabilitation 1 - 4 Units	\$ 11,457	\$ 13,757	\$ 13,202	\$ 17,145	\$ 55,561
First Time Homebuyer	\$ 136,416	\$ 115,111	\$ 159,560	\$ 266,034	\$ 677,120
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,862,039	\$ 633,247	\$ 279,493	\$ 1,703,435	\$ 4,478,214

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

Fiscal Year 2021	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ 683,509	\$ -	\$ -	\$ 683,509
Rehabilitation 1 - 4 Units	\$ -	\$ -	\$ 101,528	\$ -	\$ 101,528
First Time Homebuyer	\$ -	\$ 24,213	\$ -	\$ -	\$ 24,213
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 707,722	\$ 101,528	\$ -	\$ 809,250