



# INFORMATIONAL REPORT

**DATE ISSUED:** January 9, 2025 **REPORT NO:** HCR25-004  
**ATTENTION:** Chair and Members of the San Diego Housing Commission Board of Commissioners  
For the Agenda of January 17, 2025  
**SUBJECT:** Status of Loan Portfolio – Fiscal Year 2025 First Quarter  
**COUNCIL DISTRICT:** Citywide

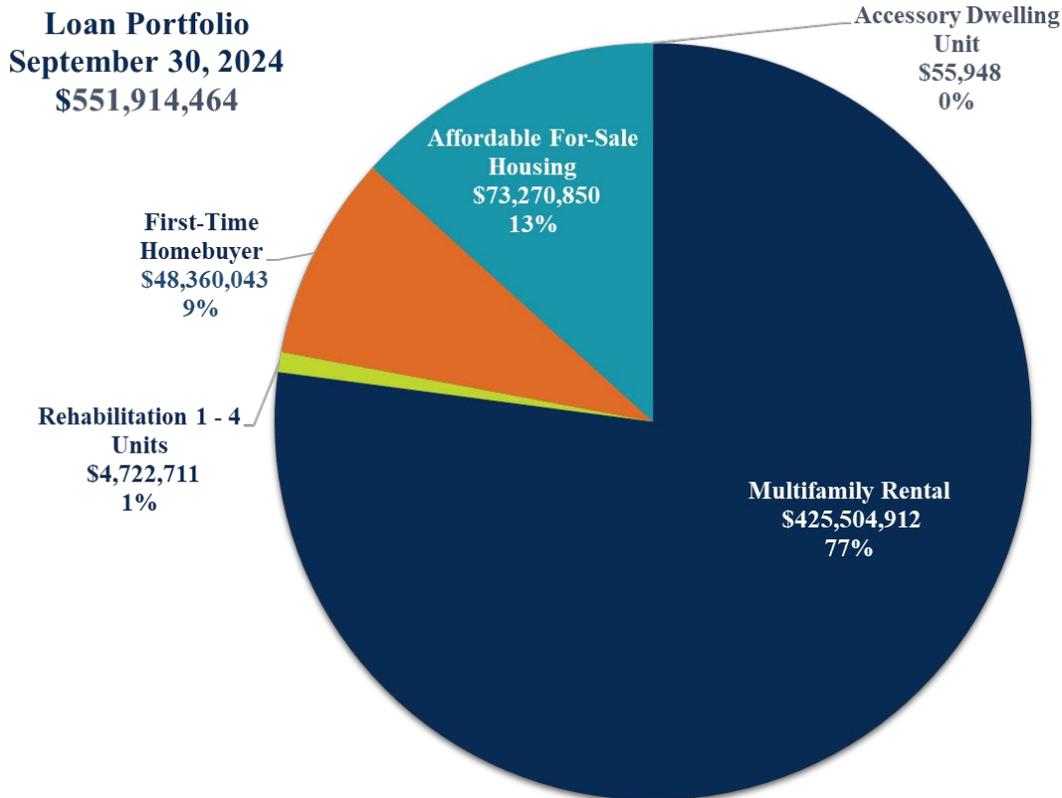
## NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

### SUMMARY

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

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

### 1. LOAN PORTFOLIO SUMMARY



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Status of Loan Portfolio – Fiscal Year 2025 (July 1, 2024 – September 30, 2024)

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FY25 Q1	Loan Portfolio	Accrued Interest	Amortized / Min. Payment Loans	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 425,504,912	\$ 80,445,841	3	131	134
Rehabilitation 1 - 4 Units	\$ 4,722,711	\$ 119,984	6	285	291
First-Time Homebuyer	\$ 48,360,043	\$ 6,748,914	4	1024	1028
Affordable For-Sale Housing	\$ 73,270,850	\$ 351,914	0	313	313
Accessory Dwelling Unit	\$ 55,948	\$ 86	0	11	11
<b>TOTAL</b>	<b>\$ 551,914,464</b>	<b>\$ 87,666,739</b>	<b>13</b>	<b>1764</b>	<b>1777</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, SDHC 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 SDHC. SDHC has an agreement with the City of La Mesa for limited servicing activities.

FY25 Q1	Principal	Accrued Interest	Total Loans
La Mesa First-Time Homebuyer	\$ 800,800	\$ 435,773	9

In addition to the loan portfolio above, SDHC 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 SDHC. SDHC has an agreement with County of San Diego to perform servicing activities.

FY25 Q1	Principal	Accrued Interest	Total Loans
San Diego County Loans	\$ 20,095,149	\$ 7,192,087	657

**2. LOANS AND GRANTS FUNDED\***

During the period of July 1, 2024 – September 30, 2024, SDHC recorded the following loans.

FY25 1st Quarter	
First-Time Homebuyer	
Households Assisted	10
Closing Cost Assistance Grants	\$ 92,331
Deferred Payment Loans	<u>\$ 1,103,250</u>
<b>TOTAL</b>	<b>\$ 1,195,581</b>
Affordable For Sale	
Households Assisted	4
Deferred Payment Loans	<u>\$ 1,133,411</u>
<b>TOTAL</b>	<b>\$ 1,133,411</b>
Multifamily	
<i>There were no financial closings for any Multifamily Properties in the FY25 1st Quarter</i>	
Accessory Dwelling Unit	
Households Assisted	1
Deferred Payment Loans	<u>\$ 250,000</u>
<b>TOTAL AWARDED</b>	<b><u>\$ 2,578,992</u></b>

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

SDHC 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 SDHC.

FY25 Q1	Assistance Provided	Households Assisted
San Diego County FTHB Loans	\$ 423,040	4

### 3. LOAN PAYMENTS

SDHC’s 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 July 1, 2024 – September 30, 2024.

Loan Type	Principal	Interest	Total
Multifamily Rental	\$ 125,588	\$ 514,448	\$ 640,036
Rehabilitation	\$ 21,198	\$ 837	\$ 22,035
First-Time Homebuyer	\$ 149,544	\$ 29,944	\$ 179,488
Accessory Dwelling Unit	-	-	-
<b>TOTAL</b>	<b>\$ 296,330</b>	<b>\$ 545,229</b>	<b>\$ 841,559</b>

### 4. LOANS PAID IN FULL

Below is a summary of the funds collected through loan payoffs during the period of July 1, 2024 – September 30, 2024. SDHC received 29 loan payoffs, which generated \$681,022 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	5	\$ 75,687	\$ 448	-	-	\$ 76,135
First-Time Homebuyer	23	\$ 536,022	\$ 43,855	-	-	\$ 579,877
Affordable For-Sale Housing	1	\$ 25,010	-	-	-	\$ 25,010
Accessory Dwelling Unit	0	-	-	-	-	-
<b>TOTAL</b>	<b>29</b>	<b>\$ 636,719</b>	<b>\$ 44,303</b>	<b>-</b>	<b>-</b>	<b>\$ 681,022</b>

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

Below is a summary of the affordable for-sale properties sold during the period of July 1, 2024 – September 30, 2024.

FY25 Q1	Loan Principal	Total Loans
Affordable For-Sale Housing	\$ 117,800	1

**5. LOANS AND GRANTS WRITTEN OFF / FORGIVEN**

Below is a summary of the loans and grants written off or forgiven during the period of July 1, 2024 – September 30, 2024.

Loan Type	\$ Forgiven Principal Per Terms of Loan	\$ Written Off Principal	Total
Multifamily Rental	-	-	-
Rehabilitation 1 - 4 Units	\$ 50,000	-	\$ 50,000
First-Time Homebuyer	\$ 20,000	-	\$ 20,000
Affordable For-Sale Housing	-	-	-
Accessory Dwelling Unit	-	-	-
<b>TOTAL</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ 70,000</b>

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

**6. DEFAULTS**

Defaults include all SDHC 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 September 30, 2024, the loans in default are as follows:

FY25 Q1	# in Default	\$ in Default	Default Ratio	Default w/ SDHC	Default w/ Senior Lien
Multifamily Rental	0	-	-	0	0
Rehabilitation 1 - 4 Units	3	\$ 49,904	1.06%	0	3
First-Time Homebuyer	2	\$ 40,966	0.08%	0	2
Affordable For-Sale Housing	5	\$ 792,840	1.08%	4	1
La Mesa First-Time Homebuyer	0	-	-	0	0
Accessory Dwelling Unit	0	-	-	0	0
<b>TOTAL</b>	<b>10</b>	<b>\$ 883,710</b>	<b>0.17%</b>	<b>4</b>	<b>6</b>

**SDHC STRATEGIC PLAN**

This item relates to the Core Value “Believe in transparency and being good financial stewards” in SDHC’s Strategic Plan for Fiscal Year (FY) 2022-2024. SDHC is in the process of developing a new Strategic Plan.

**EQUAL OPPORTUNITY CONTRACTING AND EQUITY ASSURANCE**

SDHC’s diversity, equity and inclusion statement is: We’re about people. At SDHC, Diversity, Equity, Inclusion and Access are embedded in our values, mission, and culture. We make an intentional effort to provide equitable access to our programs and services and foster a diverse and inclusive workplace and community. Diversity and inclusion are catalysts for meaningful change. We encourage and welcome diverse approaches and points of view from employees, customers and our community as we continuously improve our programs, projects and policies.

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Status of Loan Portfolio – Fiscal Year 2025 (July 1, 2024 – September 30, 2024)

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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

Hard copies are available for review during business hours at the information desk in the main lobby of the SDHC offices at 1122 Broadway, San Diego, CA 92101 Docket materials are also available in the "Governance & Legislative Affairs" section of the SDHC website at [www.sdhc.org](http://www.sdhc.org).