



## EXECUTIVE SUMMARY

### HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: September 9, 2021

HCR21-084

SUBJECT: Application for State of California CalHome Program Funds

COUNCIL DISTRICT(S): Citywide

ORIGINATING DEPARTMENT: Real Estate Division

CONTACT/PHONE NUMBER: Sujata Raman (619) 578-7406

**REQUESTED ACTION:**

Approve revisions to the previously approved resolution 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.

**EXECUTIVE SUMMARY OF KEY FACTORS:**

- On October 27, 2020, the Housing Authority of the City of San Diego (Housing Authority) authorized the San Diego Housing Commission (Housing Commission) to submit an application for \$5 million in funding through a Notice of Funding Availability (NOFA) the California State Department of Housing and Community Development (HCD) issued on August 31, 2020.
- 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 Housing Commission received an award of \$4,079,250. This funding 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."
- Staff request that the Housing Commission's Board of Commissioners recommend that the Housing Authority approve revisions to the previously approved Housing Authority Resolution (HA-1882) that authorized the Housing Commission's 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 HCD for up to \$5 million in CalHome Program funds.



## REPORT

**DATE ISSUED:** September 2, 2021

**REPORT NO:** HCR21-084

**ATTENTION:** Chair and Members of the San Diego Housing Commission  
For the Agenda of September 9, 2021

**SUBJECT:** Application for State of California CalHome Program Funds

**COUNCIL DISTRICT:** Citywide

### **REQUESTED ACTION**

Approve revisions to the previously approved resolution 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 San Diego Housing Commission (Housing Commission) recommend 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 Housing Commission's 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
<b>Total</b>	<b>\$5,000,000</b>	<b>Total</b>	<b>\$5,000,000</b>

July 27, 2021

Application for State of California CalHome Program Funds

Page 3

**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](http://www.sdhc.org)