



SAN DIEGO
HOUSING
COMMISSION

INFORMATIONAL REPORT TO THE CITY COUNCIL

DATE ISSUED: August 30, 2021

REPORT NO: CCR21-008

ATTENTION: City Council President and Members of the San Diego City Council
For the Agenda of October 5, 2021

SUBJECT: City of San Diego Affordable Housing Fund Fiscal Year 2021 Annual Report

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

The City of San Diego Affordable Housing Fund Fiscal Year (FY) 2021 Annual Report (Attachment 1) covers the period of July 1, 2020, through June 30, 2021, which reflects the Fiscal Year of the City of San Diego and the San Diego Housing Commission. It is issued following closeout of the Fiscal Year and includes unaudited data. The report includes:

- Revenue collections and investments;
- Performance in meeting the goals of the previous year's Affordable Housing Fund Annual Plan;
- Information regarding the number and types of units assisted;
- Rents and sales prices of units assisted; and
- The amount of other funds leveraged.

BACKGROUND

The Affordable Housing Fund Ordinance (San Diego Municipal Code Section 98.0513) requires an annual report on activities undertaken with funds from the Affordable Housing Fund.

Respectfully submitted,

Approved by,

Tracey McDermott

Jeff Davis

Tracey McDermott
Senior Vice President & Chief Finance Officer
San Diego Housing Commission

Jeff Davis
Deputy Chief Executive Officer
San Diego Housing Commission

Attachments: 1) San Diego Affordable Housing Fund FY 2021 Annual Report

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

City of San Diego
Affordable Housing Fund
FY 2021 Annual Report
Fiscal Year 2021(July 1, 2020 – June 30, 2021)



Depiction of Planned Development

The Helm
Front and Beech Streets – City Council District 3
77 Affordable Housing Units
\$4.2 Million Affordable Housing Fund
Development Loan Approval: September 18, 2020
Estimated Construction Completion: Fall 2022

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CITY OF SAN DIEGO AFFORDABLE HOUSING FUND

Fiscal Year 2021 Annual Report

EXECUTIVE SUMMARY

In Fiscal Year (FY) 2021 (July 1, 2020 – June 30, 2021), the City of San Diego's (City) Affordable Housing Fund (AHF), which is composed of the Housing Trust Fund (HTF) and the Inclusionary Housing Fund (IHF), contributed funding for rental housing production, homeownership opportunities, housing solutions for San Diegans experiencing homelessness or at risk of homelessness, capacity building and administration expenses.

During FY 2021, eight San Diego Housing Commission (Housing Commission) affordable rental housing developments with a total of 529 affordable rental housing units closed financing. Of these developments, AHF helped finance five with a total of 392 total units, of which 387 were affordable. This exceeded the affordable rental housing production goal to close financing on 287 units, by 35 percent. The majority of the units supported with AHF funding will be designated for low income individuals and families, including those experiencing homelessness.

Despite rising housing costs, the Homeownership program committed the initially allocated \$500,000 budget by the third quarter of FY 2021. To ensure funding was available to homebuyers through the end of FY 2021, an additional \$250,000 in AHF was allocated to the program. The Homeownership program assisted 40 very low- to low-income households to close escrow on homes predominantly in Council Districts 3, 4, 7, 8 and 9. In addition to the 40 households assisted through the AHF, 15 households received down payment and closing cost assistance through HOME, CalHome and other Local sources. In total, through its various funding sources, the Housing Commission's Homeownership Program helped 55 low- to moderate-income households achieve the dream of purchasing a home.

AHF assistance funded three transitional housing programs and one interim housing program during FY 2021 to support 277 beds for individuals experiencing homelessness. In FY 2021, these programs housed 763 people from 332 households. The AHF assisted Downtown San Diego Partnership's Family Reunification Program, which also utilized other funding, to serve 19 households composed of 22 persons.

With AHF funds, the Housing Commission's Moving Home Rapid Rehousing program, which is part of the Housing Commission's homelessness action plan, HOUSING FIRST – SAN DIEGO, served 145 households consisting of 334 people. Approximately 95 percent (138) of these households were permanently housed. Additionally, a Rapid Rehousing case management position with People Assisting the Homeless (PATH), funded by AHF, allowed for another 59 households to be served, a total of 204 households. Finally, an additional 238 households consisting of 444 people were served by other Housing Commission-funded programs using a combination of federal, state and local funding, bringing the total served by the Housing Commission Rapid Rehousing efforts to 442 households.

HOUSING FIRST – SAN DIEGO's Prevention and Diversion program served 184 households



City of San Diego Affordable Housing Fund – FY 2021 Annual Report

consisting of 297 people. Of these, 43 households composed of 83 people were served through AHF funds.

The Landlord Engagement and Assistance Program (LEAP), also part of HOUSING FIRST – SAN DIEGO, served 1,054 households, which exceeded its goal of serving 850 households, by 24 percent. The households assisted through LEAP can also include households in HOUSING FIRST – SAN DIEGO’s Moving Home Rapid Rehousing program and Prevention and Diversion programs.

The FY 2021 AHF Annual Plan allocated \$25,000 for capacity building within the Homeless Housing Innovations Programs. Of the \$25,000 allocated to Homeless Housing Innovations, \$11,816 was used for launching the Housing Commission’s Permanent Supportive Housing Partnership Collaborative and hiring a consultant to review the Housing Commission’s PSH portfolio. The Collaborative focuses on reviewing client-centered practices and alignment with the Housing First model; strengthening efforts around knowledge sharing and capacity building; and identifying opportunities for streamlining that benefit all stakeholders. It also funded staff attendance at a conference organized by industry leaders to learn about homelessness and housing research, innovative programming, and best practices from across the country.

AHF funds allocated for the administration of AHF’s programs totaled \$2,494,515. This represents 10 percent of the total funding, which is well within best financial practices.

One of the purposes of the AHF is to leverage every \$1 of City funds with \$2 of non-City subsidy capital funds. In FY 2021, each AHF dollar leveraged approximately \$8 in additional funding, far surpassing the 2-1 goal.

INTRODUCTION

On April 16, 1990, the San Diego City Council (City Council) approved the HTF Ordinance. Funded through impact fees assessed on nonresidential development, the HTF was enacted to finance affordable housing for low-income workers. On June 3, 2003, the HTF Ordinance was amended to incorporate the IHF, a new affordable housing funding source adopted by Ordinance O-19189. The IHF provides additional affordable housing resources from fees charged to residential development. Combined, these funds make up the AHF.

The City of San Diego’s (City) AHF is a permanent, annually renewable source of funds to help meet the housing needs of the City’s very low- to moderate-income households. The City Council expressed this intent in Municipal Code Sections 98.0501-98.0518. In general, the AHF’s purposes are to:

- 1) Meet a portion of the need for housing that is affordable to households with very low to moderate incomes;
- 2) Leverage every \$1 of City funds with \$2 of non-City subsidy capital funds;
- 3) Support the Balanced Communities Policy by fostering a mix of household incomes in projects assisted by the AHF and dispersing affordable housing developments throughout the city;
- 4) Preserve and maintain renter and ownership affordable housing; and



City of San Diego Affordable Housing Fund – FY 2021 Annual Report

- 5) Encourage private sector activities that advance these goals.

Municipal Code Section 98.0513 states that the Housing Commission shall prepare and submit an annual report to the City Council on the activities undertaken with funds from the AHF following the close of each Fiscal Year. The reporting requirements of the Inclusionary Affordable Housing Ordinance (Municipal Code Section 142.1314) are also addressed in this report.

Income Levels of Assisted Households

“AMI” is defined as the area median income in the San Diego Standard Metropolitan Statistical Area, adjusted for family size, as published by the U.S. Department of Housing and Urban Development (HUD). In FY 2021, the AMI for a family of four increased from \$92,700 to \$95,100. The current AMIs and affordable rents for San Diego County are shown on **Exhibit 7**.

Leverage

Per Municipal Code Section 98.0501(c), an AHF goal is to attract \$2 of non-City capital funds for every AHF dollar invested. For FY 2021, total AHF commitments and expenditures of \$26,747,443 leveraged more than \$184 million, far surpassing the 2-1 goal.

Exhibit 3 provides an overview of AHF leverage.

HOUSING TRUST FUND

Purpose and Use

Funds from the HTF—housing impact fees from non-residential development, or “Linkage Fees”—may be used for loans, grants, or indirect assistance to produce and maintain affordable units and related facilities.

The HTF Ordinance requires that funds be allocated as follows:

- At least 10 percent to transitional housing;
- At least 60 percent to *very low-income* households (defined as households with incomes at or below 50 percent of AMI);
- No more than 20 percent to housing for *low-income* households (defined as households with incomes between 50 percent and 80 percent of AMI); and
- No more than 10 percent to *median income* first-time homebuyers (defined as households with incomes over 80 percent of AMI)

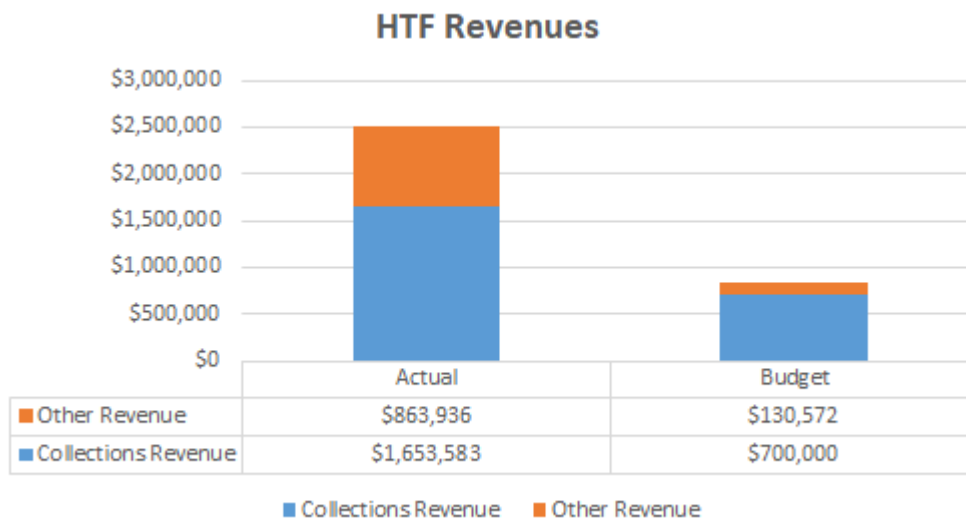
HTF Revenues

For FY 2021, HTF revenues, inclusive of fee collections and program income (other revenue), totaled \$2,517,519 approximately 203 percent of the \$830,572 that was budgeted. Fee



City of San Diego Affordable Housing Fund – FY 2021 Annual Report

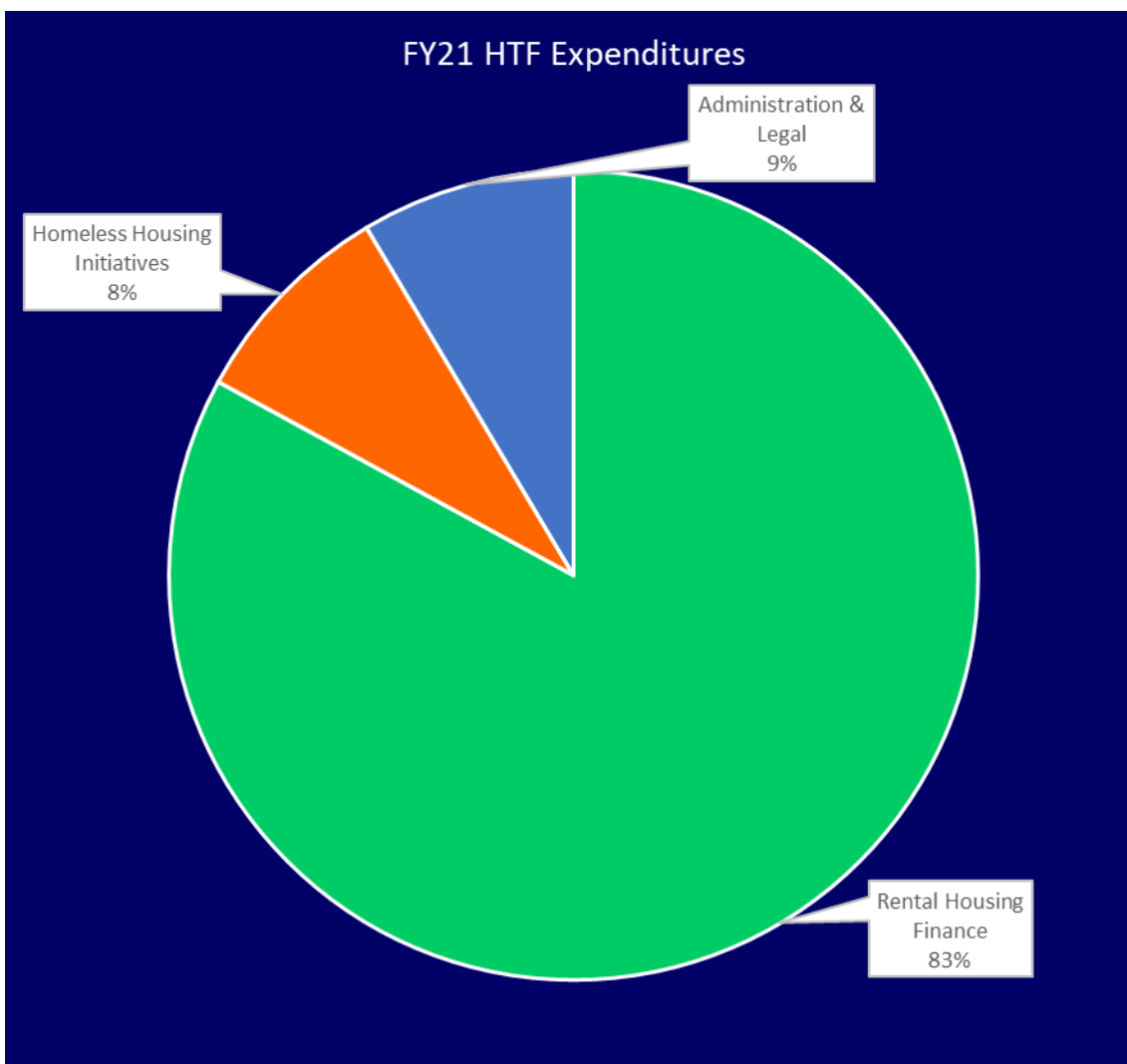
collections fluctuated greatly from quarter to quarter due to the change in fee structure. Budgeted revenues are a conservative estimate based on past collections and anticipated uncertainty due to ordinance changes effective in FY 2021. Revenues collected in excess of the budgeted figures are reallocated toward approved model programs in the AHF Plan the following year.



When more funds are collected than budgeted, they are committed for an approved use and then held in a fund reserve until the disbursement of funds, which depends upon timing of the completion of specific milestones. Due to the length of time required before completion of milestones in an approved project that would trigger disbursement of funds, the fund balance often is composed of projects committed in prior years.

Fund Allocation

The following chart summarizes FY 2021 expenditures of HTF funds.



In FY 2021, \$9,234,433 was committed/expended to programs and projects. The funds were allocated among several housing activities: rental housing production, housing solutions for San Diegans experiencing homelessness or at risk of homelessness and administration costs.

HTF funds, or Housing Impact Fees, were used to provide partial reimbursement in the amount of \$789,417 for AHF administration expenses totaling \$2,494,515. These expenses provided partial reimbursement for costs associated with investing the funds through loans and grants, such as project solicitation/outreach, underwriting, preparation of legal documents, account setup, management, program administration and overhead expenses.

The City of San Diego was reimbursed \$13,221.31 for staff time assessing Housing Impact Fees.

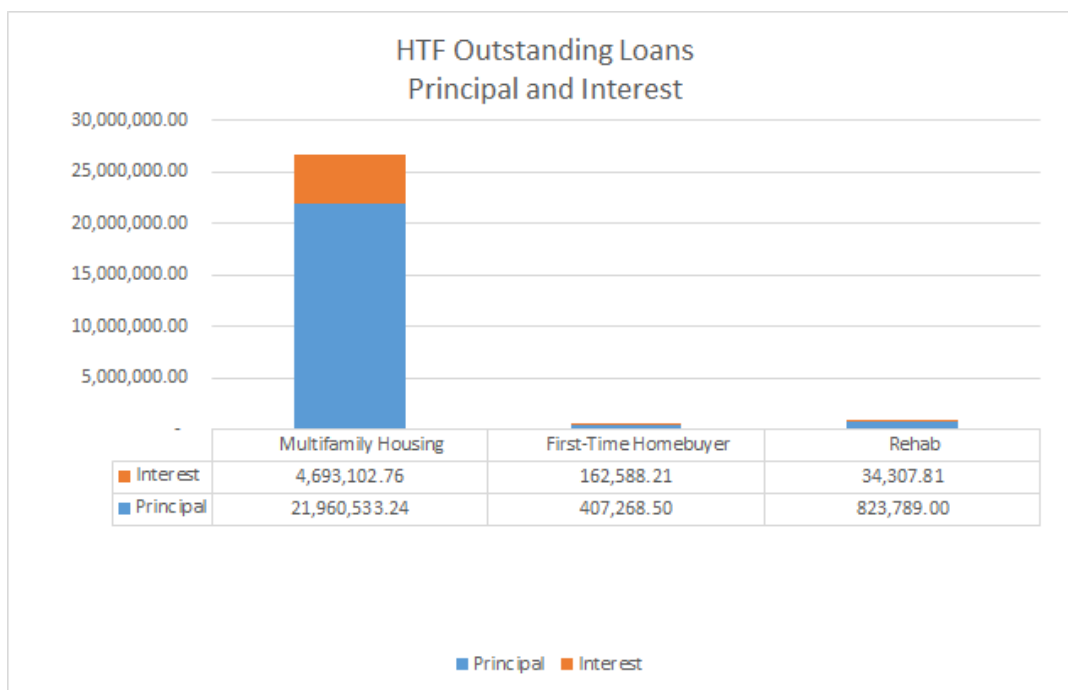
Uncommitted program funds will be utilized for future HTF activities in the Model Programs as approved by the City Council.

Exhibit 2, “Affordable Housing Fund FY 2021 Detail of Funded Projects” provides project details for each funding award made in FY 2021.



HTF Loan Portfolio Status

As of June 30, 2021, all previously funded HTF loans were in good standing. The following chart shows the outstanding loan principal and interest amounts:





INCLUSIONARY HOUSING FUND

Purpose and Use

On June 3, 2003, the City Council adopted an Inclusionary Affordable Housing Program pursuant to Ordinance O-19189, which requires developers of two or more residential units to pay an affordable housing fee unless they qualify for exemption under the Ordinance. Fees are deposited into the IHF and may be used for rental housing development, first-time homebuyer assistance and related programs.

Revenues

Apartment construction remained strong for the first half of the year, which resulted in increased revenue collections for the IHF. Revenues, inclusive of fee collections and program income (other revenue), totaled \$13,336,809. This is approximately 151 percent higher than budgeted revenues of \$5,313,366. Fee collections fluctuated greatly from quarter to quarter due to the change in fee structure. Budgeted revenues are a conservative estimate based on past collections and anticipated uncertainty due to ordinance changes effective in FY 2021. Revenues collected in excess of the budgeted figures are reallocated toward approved model programs in the AHF Plan the following year.

When more funds are collected than budgeted, they are committed for an approved use and held in a fund reserve until funds are disbursed, which depends upon timing of the completion of specific milestones. Due to the length of time required to complete milestones in an approved project that would trigger disbursement of funds, the fund balance often is composed of projects committed in prior years.

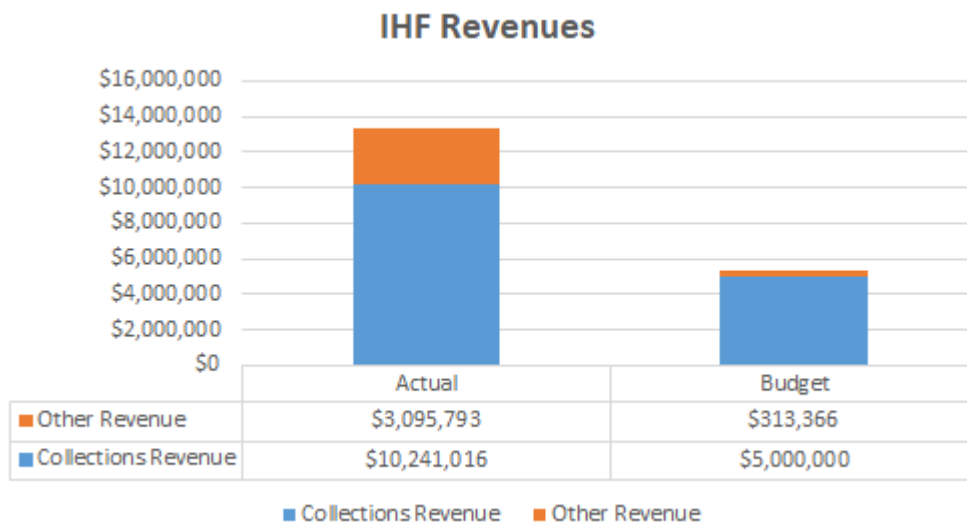
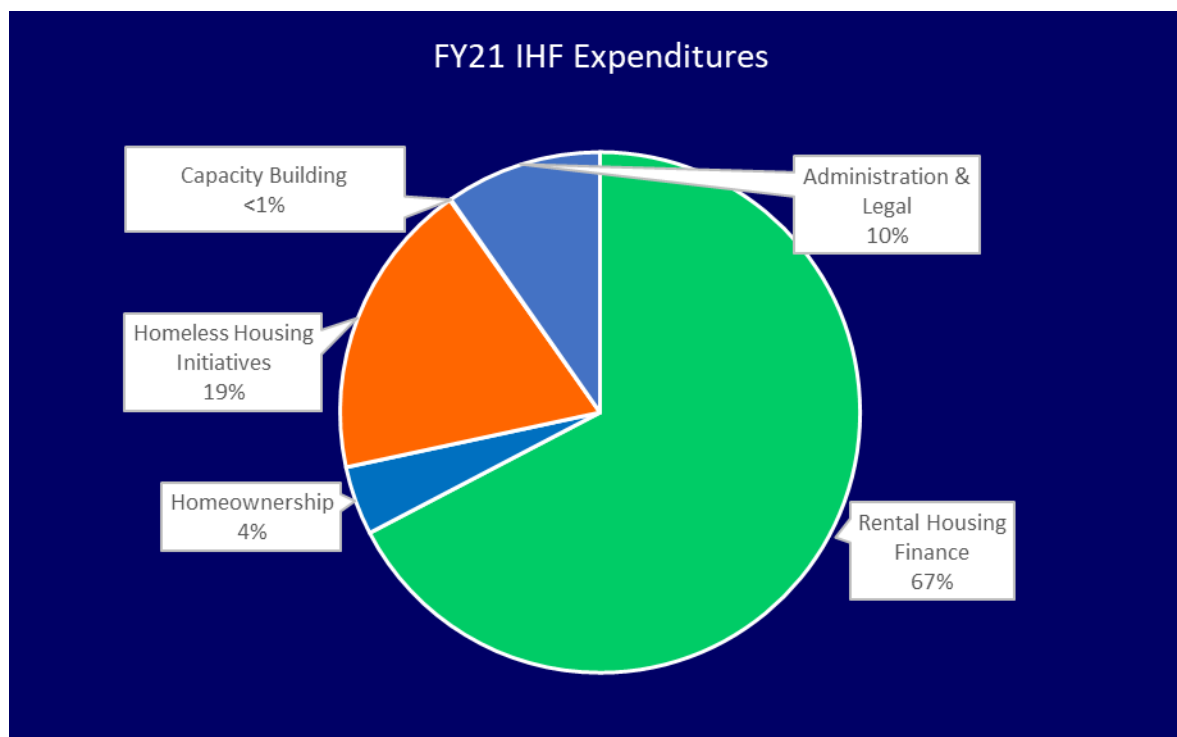


Exhibit 4 shows the net IHF Fees collected and committed in each Community Plan Area (CPA). The Inclusionary Housing Ordinance prioritizes spending IHF revenues in the CPA of origin. Funds may be invested citywide when there is no match between the area of collection and investment opportunities.



Fund Allocation

The following chart summarizes FY 2021 expenditures of IHF funds.



In FY 2021, \$17,513,010 was committed/expended to programs and projects. The funds were allocated among several housing activities: rental housing production, homeownership opportunities, housing solutions for San Diegans experiencing homelessness or at risk of homelessness, capacity building and administration costs.

IHF funds were used to provide partial reimbursement in the amount of \$1,705,098 for AHF administration expenses totaling \$2,494,515. These expenses provided partial reimbursement for costs associated with investing the funds through loans and grants, such as project solicitation/outreach, underwriting, preparation of legal documents, account setup, management, program administration and overhead expenses. An additional \$11,816 was used to support capacity building in the Homeless Housing Innovations Programs.

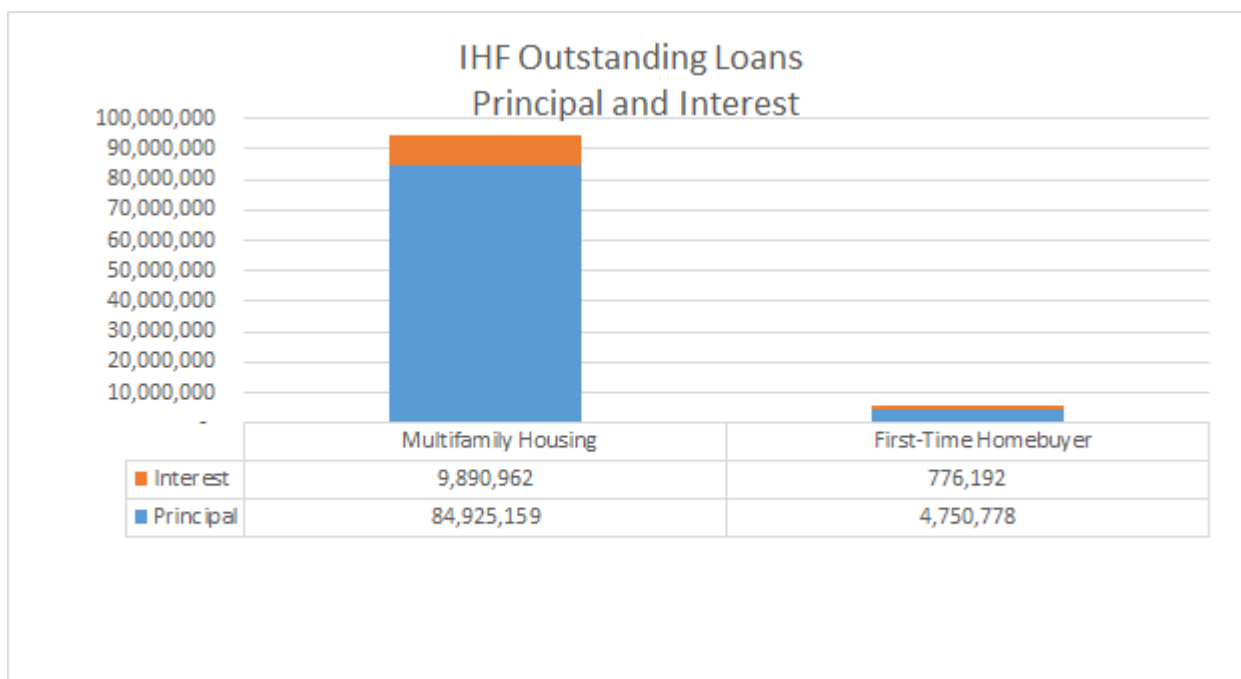
Uncommitted program funds will be utilized for future IHF activities in the Model Programs as approved by the City Council.



City of San Diego Affordable Housing Fund – FY 2021 Annual Report

IHF Loan Portfolio Status

As of June 30, 2021, all previously funded IHF loans were in good standing. The following chart shows outstanding loan principal and interest amounts.





AFFORDABLE HOUSING FUND PERFORMANCE

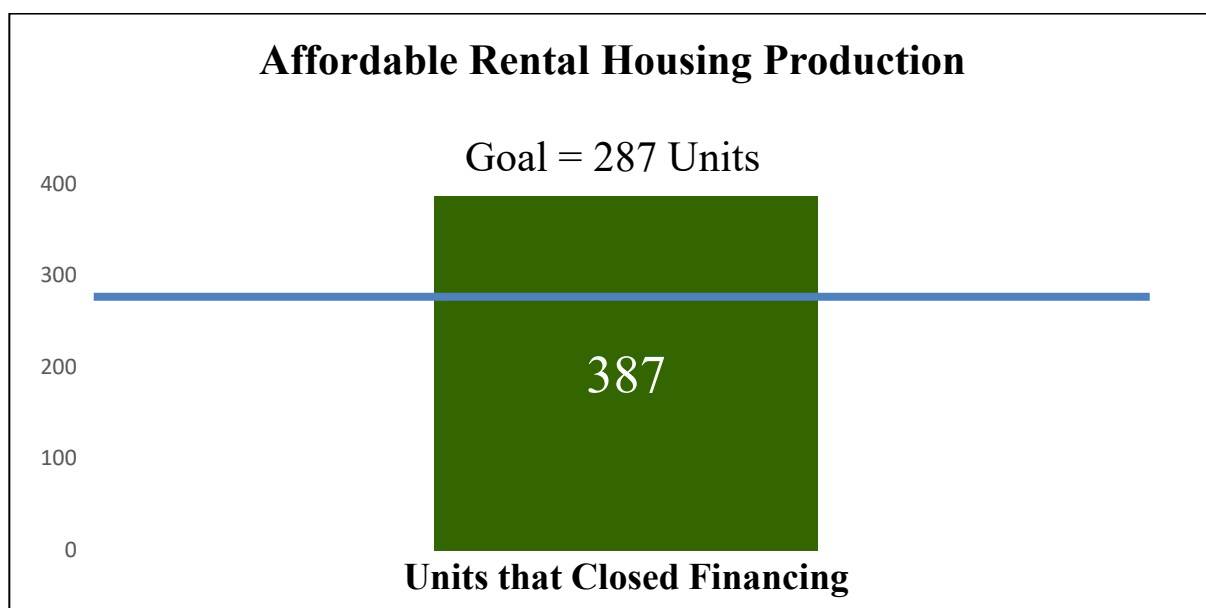
During FY 2021, the AHF committed \$26,747,443 to affordable housing activities to assist 2,079 households.

Rental Housing Finance

Affordable Rental Housing Production

Five projects closed construction financing in FY 2021. These projects have AHF commitments totaling \$19,451,680 and will produce 387 affordable rental housing units in the City of San Diego.

Note: Maximum rents are calculated according to HUD standards of affordability. Housing costs (including utilities) must not exceed 30 percent of income, adjusted for household size and designated income levels. All AHF projects are required to use this standard as a maximum for setting rents. In general, target rents are also at least 10 percent below market rate.



135% of Goal Met

The rental housing production program exceeded its goal to close construction financing on 287 units (new closings in FY 2021) by 35 percent. Five housing developments are currently in construction and will contribute 387 affordable housing units to the City's housing supply. A majority of these units are from developments that serve low-income individuals and families, including those experiencing homelessness. One development preserved the affordability of 40 units for up to 65 years, preventing the potential displacement of low- to moderate-income individuals and families.

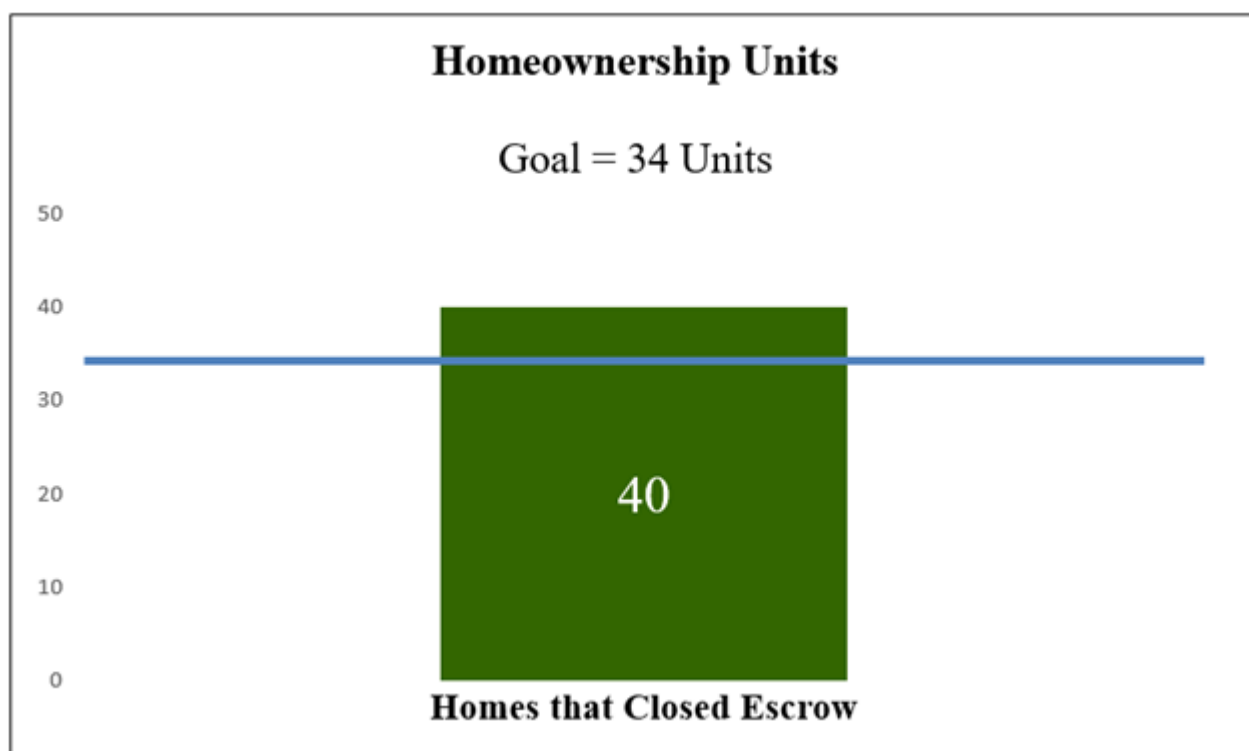


During FY2021, 1 development was completed and occupied. This completed development added 82 affordable housing units.

Exhibit 5 shows Rental Housing Production's Current and Prior Year Activities & Project Completions.

Homeownership

In FY 2021, the AHF provided \$750,000 in Inclusionary Funds for the Housing Commission's Homeownership Program. The Homeownership program was initially allocated \$500,000 in the FY 2021 AHF budget. By the third quarter of FY 2021, all funds were committed and, to ensure funding was available to homebuyers through the end of FY 2021, an additional \$250,000 in AHF was allocated to the program. The Homeownership Program provides deferred-payment loans of up to 17 percent of the purchase price and closing cost grants of up to \$10,000 to assist very low- to low-income households in the purchase of a home in the City of San Diego. In FY 2021, \$372,694 was used for deferred-payment loans and \$377,306 was used for closing cost grants. The AHF provided assistance for 40 households, of which eight received a deferred-payment loan and closing cost grant, one received only a closing cost grant, and 31 received a closing cost grant in conjunction with a deferred-payment loan funded by the federal HOME and State CalHome programs. In addition to the 40 households assisted with AHF, the Homeownership Program helped 15 households with assistance solely from HOME, CalHome and other Local sources. This has resulted in the Homeownership program assisting an overall total of 55 households in buying their first home in San Diego. The program has spent 100 percent of its FY 2021 AHF fund allocation and leveraged almost \$11.5 million in private funds.





118% of Goal Met

The Homeownership program assisted 40 very low to low -income households to close escrow on homes in Council Districts 3, 4, 7, 8 and 9. In addition to the 40 households assisted through the AHF, 15 households received down payment and closing cost assistance through HOME, CalHome and other Local sources. In total, through its various funding sources, the Housing Commission's Homeownership Program helped 55 very low- to moderate-income households achieve the dream of purchasing a home.

Home prices ranged from \$243,000 to \$595,000 for both attached and detached units. The average sales price for the assisted units was \$364,303, up from an average of \$354,922 in FY 2020.

Sales Prices

Effective June 23, 2021, the maximum home price limit for Housing Commission loans and grants is \$542,500 for attached units and \$783,750 for detached units. Previously, the maximum home price limit was \$445,550 for attached units and \$679,250 for detached units. These limits are based on the HUD-approved maximum purchase price allowed for single-family detached homes. Additionally, the State-approved maximum purchase price is also applicable for single-family attached homes. Buyers must contribute a minimum of 30 percent of their monthly gross income toward housing to be eligible for a deferred-payment loan under the First-Time Homebuyer Program. For the purpose of this calculation, housing expenses include loan principal and interest, property taxes, property insurance and homeowners' association fees.

The buyer's debt-to-income ratio of monthly housing costs, plus all other household monthly debt (including credit cards, automobile payments, etc.), cannot exceed 45 percent of the borrower's gross income.

The following table summarizes the First-Time Homebuyer Inclusionary Housing programs.



First-Time Homebuyer Inclusionary Housing Program			
Program	AMI	Loan/Grant Amount	Maximum Purchase Price Effective 6/23/2021
3% Interest, Deferred-Payment Loan	100%	17% of purchase price or appraised value; whichever is less. The minimum loan amount is \$1,000	Attached: \$542,500 Detached: \$783,750
Closing Cost Assistance Program	100%	Up to 4% of purchase price or appraised value, whichever is less, not to exceed \$10,000 Assistance can be used for all closing costs not covered by seller or lender credits.	Attached: \$542,500 Detached: \$783,750

Accessory Dwelling Unit Finance Program

While it was anticipated that with AHF assistance, the Housing Commission would issue up to five loans to finance the construction of Accessory Dwelling Units (ADUs), this goal was postponed, partly due to COVID-19 and pending completion of the construction of five ADUs on Housing Commission-owned single-family housing properties rented as affordable housing.

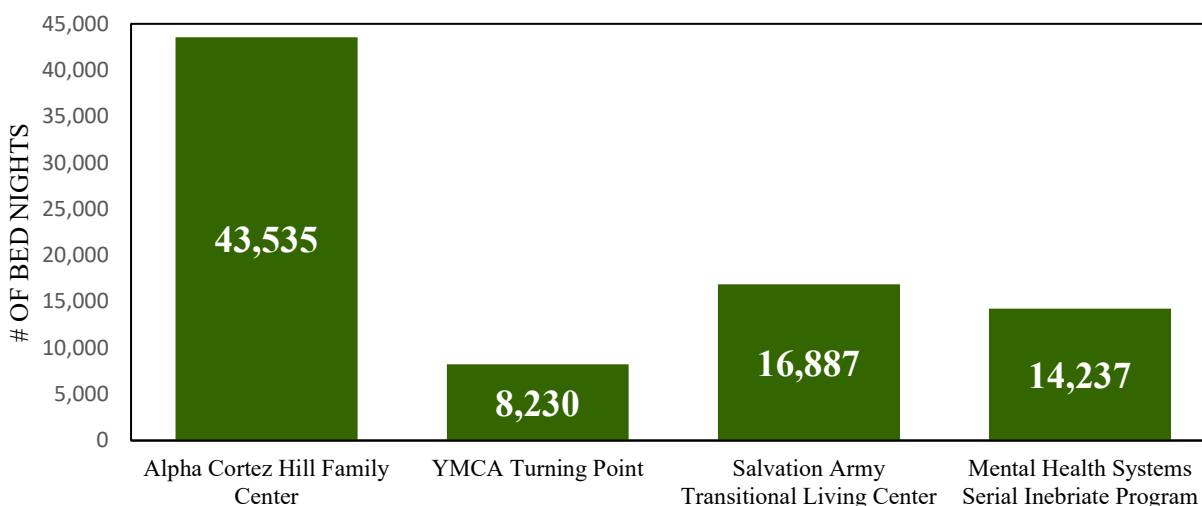
Homeless Housing Innovations

Transitional Housing & Interim Housing

Four social services agencies provided housing and services through three transitional housing programs and one interim housing program to serve 332 extremely low- to low-income households consisting of 763 individuals. These programs used \$786,282 from the HTF and IHF.



Transitional & Interim Housing: Bed Nights Provided

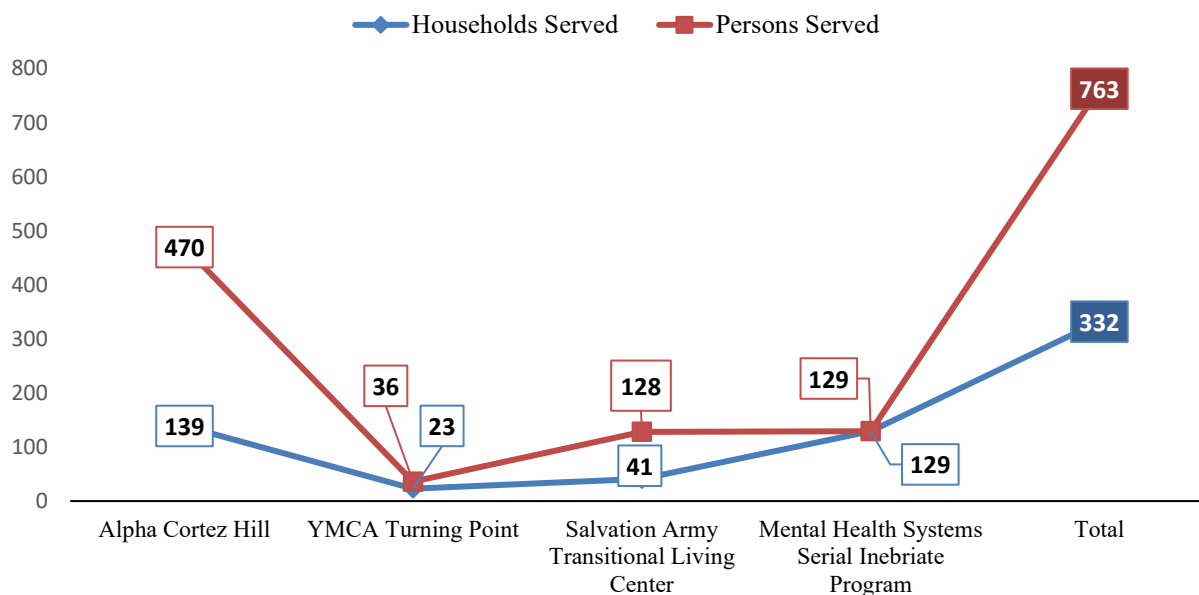


82% of Bed Availability Goal Met

The AHF-funded transitional and interim housing programs provided a combined total of 75,739 bed nights, with 277 beds contracted and available on any given night. The Family Interim Housing Program is funded through a combination of AHF funds and other leveraged resources. The number of bed nights available is based on the contracted number of bed nights. In FY 2021, bed availability was impacted due to an array of factors, including the temporary relocation of families into hotel accommodations between February 14, 2020, and July 21, 2020, the relocation of program activities to a new site with reduced capacity in April 2020, as well as construction activities in the first few months of operations, which impacted the availability of rooms to serve clients. On July 22, 2020, families began moving into the new location at 1788 Palm Ave., San Diego CA 92154.



Transitional & Interim Housing: Households & Persons Served



In FY 2021, 277 transitional and interim beds housed 763 new, unduplicated persons in 332 households for more than 82,000 bed nights with AHF assistance.

A total of \$786,282 was awarded to three transitional housing programs and one interim housing program to provide 277 beds on a daily basis. Due to the City's response to COVID-19, additional Coronavirus Aid, Relief, and Economic Security (CARES) Act funds were expended to temporarily increase basic needs services available under the Family Interim Housing Program to mitigate the pandemic's impact on households experiencing homelessness. As a result, while AHF expenditures were less than budgeted, overall program expenditures totaled 102 percent of awarded funds.

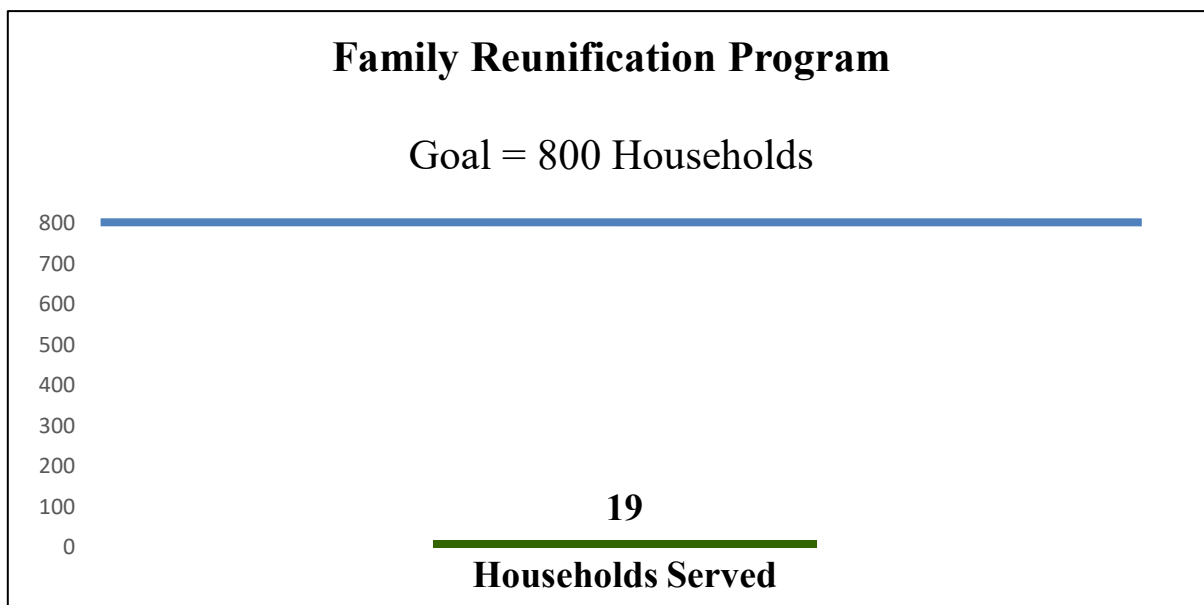

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Name of Program	Number of Beds Provided (nightly bed capacity)	Population Served	Council District	AHF Award Amount	AHF Expended Amount
Alpha Project Family Interim Housing Program	139	Very low income (homeless)	8	\$420,000	\$345,436
YMCA Turning Point	24	Very low income (homeless)	3	\$50,000	\$49,299
Salvation Army TLC	58	Very low income (homeless)	7	\$232,310	\$240,164
MHS SIP	56	Very low income (homeless)	2	\$151,500	\$151,383
Totals	277	-	-	\$853,810	\$786,282



Family Reunification

The Family Reunification program expended \$72,677 in AHF funds to serve 19 households consisting of 22 persons.*



*The other funding source that supported this program in Fiscal Year 2021 was expiring in June 2021, so expenditure from that funding source was prioritized to maximize the time-limited funding. Therefore, the majority of households the program served were the result of term-limited funds instead of AHF.

2% of Goal Met

The Family Reunification Program is supported with AHF and other funding sources. During the Fiscal Year, the overall program served 205 households, consisting of 223 total persons. AHF funds supported 19 of these households, consisting of 22 total persons. The program's operations continued to be heavily impacted by COVID-19 during FY 2021, with Greyhound bus routes significantly reduced and travel restrictions throughout the country imposing barriers that made arranging travel more complicated and time-intensive. Another barrier that required more staff time to mitigate was the concerns of support systems receiving clients regarding the risk of COVID-19 transmission. They often requested proof of a negative COVID-19 test to agree to receive participants. Operational changes in other programs during the pandemic, such as City shelters, also impacted Family Reunification Program operations by requiring staff to adapt referral mechanisms, intake processes and outreach strategies. The program also faced significant staffing shortages during FY 2021, which were largely related to the pandemic. This combination of factors and events contributed to the underutilization of the program during FY 2021.

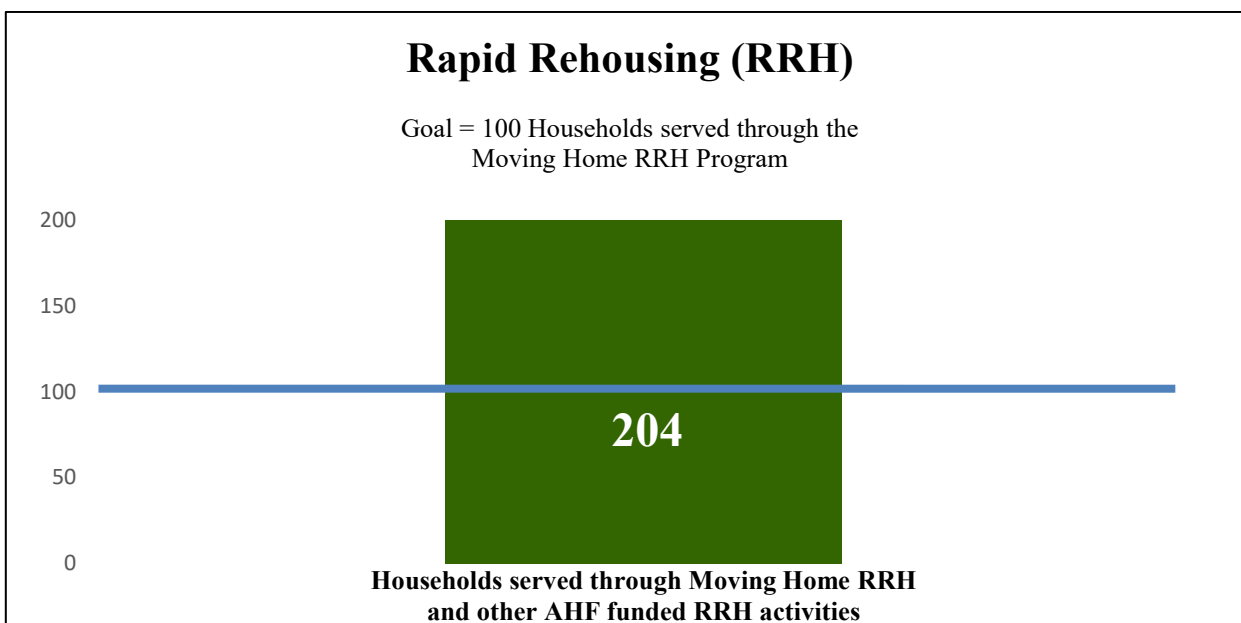


HOUSING FIRST – SAN DIEGO Programs

Rapid Rehousing

With \$1,269,784 of AHF assistance, the Housing Commission's Moving Home Rapid Rehousing program provided assistance to 145 households. Of these households, 138 (95 percent) were permanently housed, including households who were originally housed in FY 2020 and continued to receive assistance in FY 2021.

AHF assistance funds a Case Management position to support two Rapid Rehousing programs funded by HUD Continuum of Care (CoC) and Emergency Solutions Grant (ESG) funds and operated by the nonprofit organization People Assisting the Homeless (PATH). In FY 2021, these two Rapid Rehousing programs served 63 households consisting of 120 persons. Of the 63 households served by these programs, the AHF-funded case management position provided assistance to 59 households (93 persons).



204% of Goal Met

In FY 2021, the AHF Rapid Rehousing funds served 427 people within 204 households, exceeding the AHF households served goal by 104 percent and 104 households. Additionally 238 households consisting of 444 people were served by other Housing Commission-funded programs using a combination of federal, state and local funding, bringing the total served by the Housing Commission Rapid Rehousing efforts to 442 households.

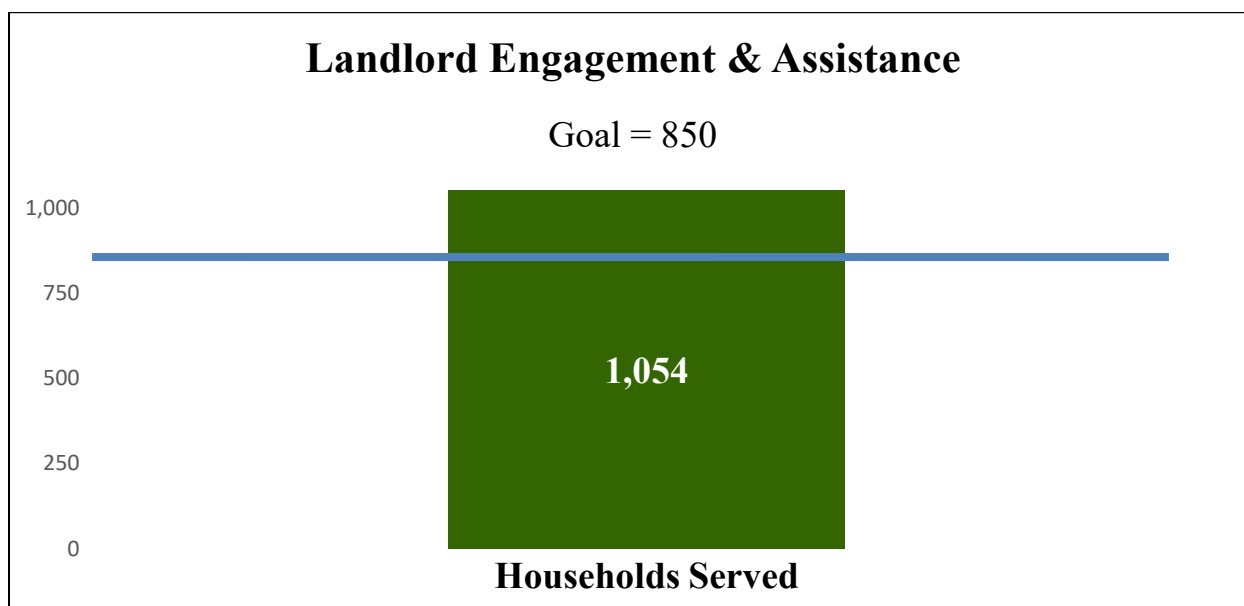
Moving Home Rapid Rehousing is designed to move individuals and families who are experiencing homelessness into housing as quickly as possible and then provide supportive services and connections to community services to promote stability in housing. Individuals and families who are experiencing homelessness are identified through the Regional Task Force on Homelessness' (RTFH) Coordinated Entry System, which determines if they are best served by rapid rehousing. The Moving Home Rapid Rehousing program can provide the following assistance in addition to case management supportive services:



• Security deposits	• Moving costs
• Temporary Rental Assistance	• Searching for rental housing
• Overdue, unpaid rent and utility expenses	• Obtaining necessary documents, such as identification cards
• Identifying and addressing barriers to becoming a tenant	• Obtaining basic furnishings and household supplies
• Reviewing rental and lease agreements	

Landlord Engagement and Assistance Program (LEAP)

With \$1,706,440 in AHF assistance, the LEAP program assisted 1,054 households, including households in HOUSING FIRST – SAN DIEGO’s Moving Home Rapid Rehousing program and Prevention and Diversion programs.



124% of Goal Met

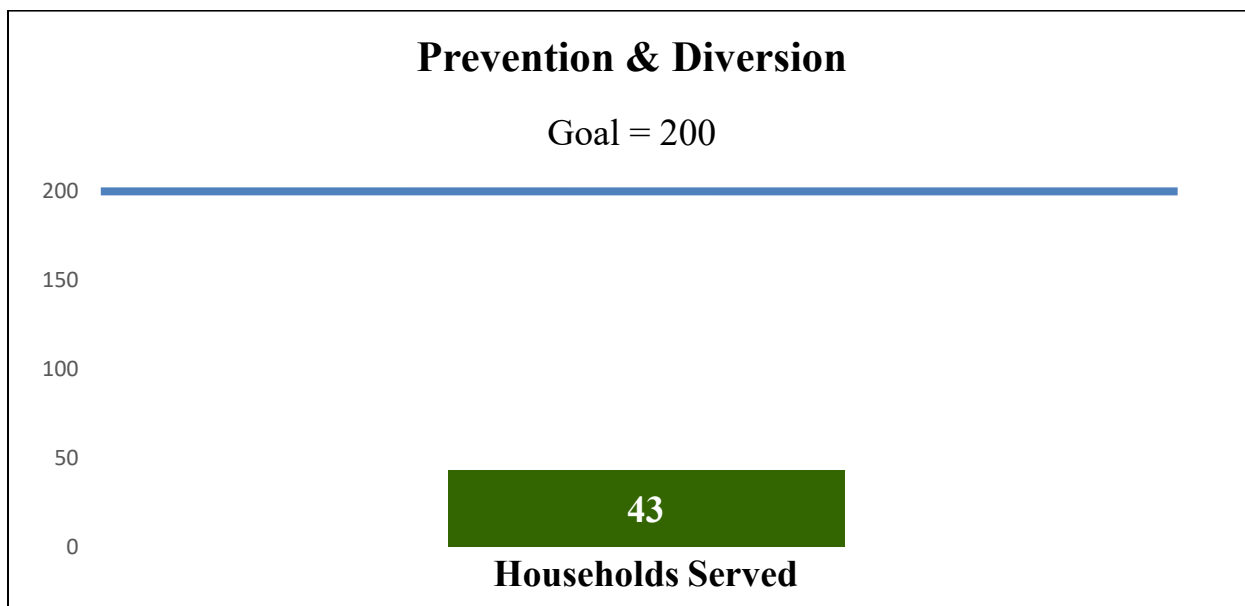
The Landlord Engagement and Assistance Program (LEAP) served 1,054 households, exceeding its goal to serve 850 households in FY 2021 by 24 percent.

LEAP assists individuals and families experiencing homelessness by increasing access to rental units. LEAP focuses on enlisting landlords through community-wide recruitment efforts to quickly house individuals and families referred by partner service provider agencies in the community. LEAP provides financial incentives to participating landlords, including security deposits, bonuses per unit rented to clients, utility assistance and access to a contingency fund of up to \$5,000.



Prevention & Diversion

The Prevention & Diversion program utilized \$204,550 of AHF funding to serve 83 individuals within 43 households.



22% of Goal Met

The Prevention and Diversion program served 43 households, meeting 22 percent of its goal to serve 200 households.

The Housing Commission launched its Homelessness Prevention and Diversion program on July 1, 2017. It was the first program of its kind within the San Diego community. The Homelessness Prevention and Diversion program served a total of 184 households in FY 2021 using funding sources in addition to AHF, including City Homeless Emergency Aid Program (HEAP) and RTFH HEAP funds awarded in FY 2021. The Homelessness Prevention and Diversion program continued to be significantly impacted by COVID-19 and the implementation of an eviction moratorium. As a result, the program saw a significant decrease in referrals.

Capacity Building

The FY 2021 AHF Annual Plan allocated \$25,000 for capacity building within the Homeless Housing Innovations Program. Of the \$25,000 allocated to Homeless Housing Innovations, \$11,816 was used for launching the Housing Commission's Permanent Supportive Housing Partnership Collaborative and hiring a consultant to review the Housing Commission's PSH portfolio. The Collaborative focuses on reviewing client-centered practices and alignment with the Housing First model; strengthening efforts around knowledge sharing and capacity building; and identifying opportunities for streamlining that benefit all stakeholders. It also funded staff attendance at a conference organized by industry leaders to learn about homelessness and housing research, innovative programming, and best practices from across the country.

EXHIBITS

Exhibit 1 - Housing Trust Fund FY 2021 Ordinance Test

EXHIBIT 1

Housing Trust Fund FY21 Ordinance Tests

Housing Program Funds (below):	\$ 4,386,282
Admin/Legal:	\$2,494,515
Other Expenses (City Staff Time)	\$13,221
Total HTF:	\$6,894,018

Program	Project	Income Level/Percentage of Area Median Income		
		Very Low	Low	Med.-Mod.
		0-50% AMI	51-80% AMI	81-100% AMI
Rental Housing Production				
	Hilltop & Euclid	\$ 1,500,000	\$ -	\$ -
	Ulric Street Apts	\$ 1,500,000	\$ -	\$ -
	San Ysidro PSH (Jamboree)	\$ 600,000	\$ -	\$ -
Transitional Housing				
	Serial Inebriate Program (MHS)	\$ 151,383		
	Transitional Living Center (The Salvation Army)	\$ 240,164		
	Turning Point (YMCA)	\$ 49,299		
Interim Housing				
	Cortez Hill (YWCA/Alpha Project)	\$ 345,435		
TOTAL HOUSING PROGRAM FUNDS		\$ 4,386,282	\$ -	\$ -

<u>Ordinance Tests</u>	
<u>Required Percent</u>	<u>Actual Percent</u>
Transitional Housing - 10% minimum	18%
Very Low Income - 60% minimum	100%
Low Income - 20% Maximum	0%
Med/Mod Inc. Homebuyers - 10% Maximum	0%

Exhibit 2 - Affordable Housing Fund FY 2021 Detail of Funded Projects

Exhibit 2

AFFORDABLE HOUSING FUND FY2021 DETAIL OF COMMITMENTS

Activity/Sponsor	Project	Community Area	Amount Committed / Expended	Units/Beds Assisted	Council District	Income Level
Rental Housing Production						
Affirmed Housing	The Orchard at Hilltop Family Housing	Encanto	\$ 4,000,000	111	4	26 ELI/12 VLI/73 LI
Community HousingWorks	Ulric Street Apartments	Linda Vista	\$ 5,500,000	95	7	54 ELI/30 VLI/11 LI
Jamboree Housing	San Ysidro Permanent Supportive Housing	San Ysidro	\$ 1,700,000	64	8	64 ELI
Affirmed Housing	The Helm (Front & Beech)	Downtown	\$ 4,192,945	77	3	32 ELI/4 LI/41 MI
San Diego Housing Commission	Hillcrest Inn	Hillcrest	\$ 4,058,735	40	3	36 LI/4 MI
TOTAL			\$ 19,451,680	387		176 ELI/42 VLI/124 LI/45 MI
Homeownership						
San Diego Housing Commission	Loans/Closing Cost Grants	Citywide	\$ 749,700	40	3,4,7,8,9	2 VLI/38 LI
Transitional and Interim Housing						
Mental Health Systems	Serial Inebriate Program	City Heights	\$ 151,383	129	3	129 ELI
The Salvation Army	Transitional Living Center	Kearny Mesa	\$ 240,164	41	6	38 ELI/3 VLI
YMCA	Turning Point	City Heights	\$ 49,299	23	3	23 ELI
Alpha Project	Cortez Hill	Cortez Hill	\$ 345,435	139	8	134 ELI/4 VLI/1 LI
TOTAL			\$ 786,282	332		324 ELI/ 7 VLI/1 LI
Family Reunification Program						
Downtown San Diego Partnership	Family Reunification Program	Downtown	\$72,677	19	3	19 ELI
Housing First San Diego						
San Diego Housing Commission	Moving Home / Rapid Rehousing	Citywide	\$1,269,784	204	Citywide	185 ELI/16 VLI/3 LI
San Diego Housing Commission	Landlord Engagement & Assistance	Citywide	\$1,706,440	1054	Citywide	976 ELI/70 VLI /8 LI
San Diego Housing Commission	Prevention & Diversion	Citywide	\$204,550	43	Citywide	25 ELI/17 VLI /1 LI
TOTAL			\$3,180,774	1301		1186 ELI/103 VLI/12 LI
TOTAL			\$ 24,241,112			

ELI	Extremely Low Income
VLI	Very Low Income
LI	Low Income
MI	Moderate Income

Exhibit 3 - Affordable Housing Fund FY 2021 Summary of Funding & Leverage

EXHIBIT 3

AFFORDABLE HOUSING FUND FY2021 SUMMARY OF COMMITMENTS & LEVERAGE

Activity	Amount Committed	Assisted Units/Households	Leverage			
			Private	Local-Other	State	Federal
Rental Housing Production	\$ 19,451,680	387	\$ 27,353,593	\$ 43,668,231	\$ 3,785,968	\$ 85,541,507
Homeownership	\$ 749,700	40	\$ 11,472,322	\$ 32,065	\$ 82,450	\$ 1,893,641
Transitional Housing	\$ 440,847	193	\$ 251,038	\$ 1,575,817	\$ 300,000	\$ 427,096
Interim Housing	\$ 345,435	139	\$ -	\$ -	\$ -	\$ 497,488
Rapid Re Housing	\$ 1,269,784	204	\$ -	\$ 1,251,024	\$ 1,325,703	\$ 935,199
Landlord Engagement & Assistance	\$ 1,706,440	1054	\$ -	\$ 1,787,117	\$ 1,280,015	\$ 209,526
Prevention & Diversion	\$ 204,550	43	\$ -	\$ 223,795	\$ 165,251	\$ 153,408
Family Reunification	\$ 72,677	19	\$ -	\$ -	\$ 500,000	\$ -
TOTAL	\$ 24,241,112	2079	\$ 39,076,953	\$ 48,538,048	\$ 7,439,387	\$ 89,657,865
			TOTAL LEVERAGE	\$ 184,712,253		

Exhibit 4 - San Diego IHF Affordable Housing Fee Collections

CD	COMMUNITY	FY04-FY20	FY21	Total
8	Barrio Logan	\$ 66,086.81	\$ -	\$ 66,086.81
5	Carmel Mountain Ranch	\$ 224,525.00	\$ -	\$ 224,525.00
1	Carmel Valley	\$ 2,676,591.83	\$ 424,494.47	\$ 3,101,086.30
2	Centre City	\$ 52,838,259.16	\$ -	\$ 52,838,259.16
3 & 9	City Heights	\$ 41,521.50	\$ -	\$ 41,521.50
6	Clairemont Mesa	\$ 6,925,710.59	\$ -	\$ 6,925,710.59
9	College	\$ 3,622,376.33	\$ 776,360.16	\$ 4,398,736.49
7	Eastern Area	\$ 15,596.00	\$ -	\$ 15,596.00
4	Encanto	\$ -	\$ -	\$ -
3 & 8	Golden Hill	\$ 1,086,433.94	\$ 43,449.77	\$ 1,129,883.71
6	Kearny Mesa	\$ 4,133,278.87	\$ 1,549,740.60	\$ 5,683,019.47
3 & 9	Kensington-Talmadge	\$ 3,053.75	\$ -	\$ 3,053.75
1	La Jolla	\$ 2,947,047.48	\$ -	\$ 2,947,047.48
6	Linda Vista	\$ 4,180,377.98	\$ 2,344,474.78	\$ 6,524,852.76
3 & 7	Mid-City	\$ 5,879,323.49	\$ 103,612.39	\$ 5,982,935.88
2	Midway/Pacific Hwy Corr.	\$ 619,063.52	\$ -	\$ 619,063.52
6	Miramar Ranch North	\$ -	\$ -	\$ -
5	Mira Mesa	\$ 854,946.09	\$ -	\$ 854,946.09
2	Mission Beach	\$ 1,047,509.19	\$ -	\$ 1,047,509.19
6	Mission Valley	\$ 14,404,445.01	\$ 3,162,513.90	\$ 17,566,958.91
7 & 9	Navajo	\$ 11,030,325.12	\$ -	\$ 11,030,325.12
3	Normal Heights	\$ 41,430.01	\$ -	\$ 41,430.01
3	North Park	\$ 2,345,447.40	\$ 163,111.13	\$ 2,508,558.53
2	Ocean Beach	\$ 445,958.37	\$ 5,556.45	\$ 451,514.82
2	Old Town	\$ 88,566.08	\$ -	\$ 88,566.08
8	Otay Mesa	\$ 2,767,680.11	\$ 588,097.73	\$ 3,355,777.84
8	Otay Mesa/Nestor	\$ 2,725,380.61	\$ -	\$ 2,725,380.61
2	Pacific Beach	\$ 2,556,893.15	\$ 352,883.86	\$ 2,909,777.01
1	Pacific Highlands Ranch	\$ -	\$ -	\$ -
2	Peninsula	\$ 2,778,603.92	\$ 54,844.75	\$ 2,833,448.67
5	Rancho Bernardo	\$ -	\$ -	\$ -
5 & 6	Rancho Penasquitos	\$ 8,625.00	\$ -	\$ 8,625.00
5	Sabre Springs	\$ 122,730.00	\$ 573,893.86	\$ 696,623.86
8	San Ysidro	\$ 153,289.48	\$ -	\$ 153,289.48
5	Scripps Miramar Ranch	\$ 2,949,449.34	\$ -	\$ 2,949,449.34
6	Serra Mesa	\$ 370,697.58	\$ -	\$ 370,697.58
4	Skyline/Paradise Hills	\$ 1,349,276.26	\$ 6,120.00	\$ 1,355,396.26
4 & 8	Southeastern San Diego	\$ 801,126.18	\$ 6,106.32	\$ 807,232.50
7	Tierrasanta	\$ 2,382,895.40	\$ -	\$ 2,382,895.40
1	Torrey Pines	\$ 11,424.84	\$ -	\$ 11,424.84
1	University City	\$ 8,153,304.40	\$ -	\$ 8,153,304.40
2 & 3	Uptown	\$ 2,177,801.32	\$ 40,940.30	\$ 2,218,741.62
3	Ballpark Village contribution to 16th & Market in Centre City	\$ 20,244,757.00		\$ 20,244,757.00
	Interest	\$ 552,379.42	\$ 35,298.36	\$ 587,677.78
	Accrued Interest		\$9,516.80	\$ 9,516.80
	AR-FICA	\$ 17,065.13	\$ -	\$ 17,065.13
	Total Fees	\$ 165,071,808.11	\$ 10,196,200.47	\$ 175,268,008.58
	Total Fees, Interest & AR-FICA	\$ 165,641,252.66	\$ 10,241,015.63	\$ 175,882,268.29

Exhibit 5 - FY 2021 Rental Housing Production Current Year Activities

	<p>Project Name: The Orchard at Hilltop Family Housing Project Address: 922-944 Euclid Avenue, San Diego, CA 92114 Neighborhood/Council District: Encanto/District 4 Estimated Completion Date: July 1, 2022 Bedroom Mix: 113 total units. Affordable unit mix: 14 studios, 23 one-bedrooms, 36 two-bedrooms, 20 three-bedrooms & 15 four-bedrooms AMI Range: 30%-60% AHF investment: \$4,000,000 Target Population: Low-income individuals and families</p>
	<p>Project Name: Ulric Street Apartments Project Address: 2645-2685 Ulric Street, San Diego, CA 92111 Neighborhood/Council District: Linda Vista/District 7 Estimated Completion Date: June 1, 2022 Bedroom Mix: 96 total units. Affordable unit mix: 12 studios, 21 one-bedrooms, 33 two-bedrooms & 29 three-bedrooms AMI Range: 30%-60% AHF investment: \$5,500,000 Target Population: Low-income individuals and families</p>
	<p>Project Name: San Ysidro Permanent Supportive Housing Project Address: 429 & 437 West San Ysidro Blvd., San Ysidro, CA 92173 Neighborhood/Council District: San Ysidro/District 8 Estimated Completion Date: July 1, 2022 Bedroom Mix: 65 total units. Affordable unit mix: 52 one-bedrooms, 9 two-bedrooms & 3 three-bedrooms AMI Range: 25% AHF investment: \$1,700,000 Target Population: Families experiencing homelessness, including those with individuals with mental disabilities</p>
	<p>Project Name: The Helm (Front & Beech) Project Address: 191 W. Beech Street, San Diego, CA 92101 Neighborhood/Council District: Downtown/District 3 Estimated Completion Date: October 1, 2022 Bedroom Mix: 78 total units. Affordable units: 77 studios AMI Range: 30%-80% AHF investment: \$4,192,945 Target Population: Low income individuals</p>



Project Name: Hillcrest

Project Address: 3754 Fifth Avenue, San Diego, CA 92103

Neighborhood/Council District: 3

Bedroom Mix: 47 total units. Affordable units: 45 studios

AMI Range: 80%-150%

AHF investment: \$4,058,735

Target Population: Individuals with low-income, including those who experienced homelessness, and middle-income individuals

Exhibit 6 - Inclusionary Reporting

INCLUSIONARY REPORTING REQUIREMENTS						EXHIBIT 6
		# of applicants and developments that came before the City for ministerial or discretionary approval	# of applicants and developments that were subject to the requirements of this division (Inclusionary Affordable Housing Regulations)	# of Affordable Units	# of Market Rate Units	Total Inclusionary Affordable Housing Fees Paid
CD	Zip	27,905	6	288	4547	\$10,196,525.07
1	92014	305				
1	92037	1637				
1	92067	1				
1	92093	8				
1	92109	3				
1	92121	1078	1			
1	92122	599				
1	92129					
1	92130	1335	10			
1	92145	1				
1	92161					
2	92101	163	1			
2	92106	513				
2	92107	760	5			
2	92109	963	24			
2	92110	725				
2	92111	38				
2	92117	290				
2	92140	5				
3	92101	2550	3			
3	92102	358	1			
3	92103	1089	1			
3	92104	918	8			
3	92105	17				
3	92108	15				
3	92110	106				
3	92113	40				
3	92116	430				
4	92102	193				

4	92105	127		
4	92113	94		
4	92114	541		
4	92115	152		
4	92139	168	1	
5	92027	14		
5	92029	1		
5	92064	4		
5	92127	409		
5	92128	484		
5	92129	367	8	
5	92130	17		
5	92131	482		
6	92111	754		
6	92117	313		
6	92121	1330		
6	92123	417		
6	92126	1297	1	
6	92129	101		
6	92145	5		
7	91942			
7	92071			
7	92108	830	6	
7	92110	6		
7	92111	292	5	
7	92119	208		
7	92120	890		
7	92123	305		
7	92124	191		
7	92145	6		
8	92101	13		
8	92102	213		
8	92113	459		
8	92136	9		
8	92154	1377	12	
8	92173	266		
9	92102	81		
9	92104	89		
9	92105	407	5	
9	92113	205		
9	92115	709	3	
9	92116	122		
9	92120	7		
9	92182	3		

INCLUSIONARY REPORTING REQUIREMENTS

EXHIBIT 6

		# of Applicants and Developments that Applied for Waiver, Variance, Reduction or Adjustments	# of Applicants and Location of Developments that were Granted a Waiver, Variance, Reduction or Adjustment	Terms of granted waivers, variances, reductions or adjustments
CD	Zip	1	1	
1	92014			
1	92037			
1	92067			
1	92093			
1	92109			
1	92121			
1	92122			
1	92129			
1	92130			
1	92145			
1	92161			
2	92101			
2	92106			
2	92107			
2	92109			
2	92110			
2	92111			
2	92117			
2	92140			
3	92101			
3	92102			
3	92103			
3	92104			
3	92105			
3	92108			
3	92110			
3	92113			
3	92116			
4	92102			

4	92105			
4	92113			
4	92114			
4	92115			
4	92139			
5	92027			
5	92029			
5	92064			
5	92127			
5	92128			
5	92129	1	1	Approved at Planning Commission 4/29/2021. Approved by City Council on 6/15/2021. Variance request to allow 81 (15%) one and two bedroom units @ 60% AMI (97 total bedrooms); ordinance at time of application allowed 54 units @ 65% AMI (134 total bedrooms).
5	92130			
5	92131			
6	92111			
6	92117			
6	92121			
6	92123			
6	92126			
6	92129			
6	92145			
7	91942			
7	92071			
7	92108			
7	92110			
7	92111			
7	92119			
7	92120			
7	92123			
7	92124			
7	92145			
8	92101			
8	92102			
8	92113			
8	92136			
8	92154			
8	92173			

9	92102			
9	92104			
9	92105			
9	92113			
9	92115			
9	92116			
9	92120			
9	92182			

Exhibit 7 - San Diego Housing Income and Rent Calculations

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development **2021** SAN DIEGO MEDIAN INCOME:

\$95,100

Note: The table contains income limits for **2021** extremely low, very low and low income, as adjusted for family size and other factors adopted and amended from time to time by the U.S. Department of Housing and Urban Development (HUD). HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

Family Size	Unit Size	Extremely Low Income 30% AMI (Adjusted by HUD)			35% AMI (Adjusted by HUD)			40% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³
ONE	STUDIO	\$25,450	\$636	\$636	\$29,700	\$743	\$742	\$33,950	\$849	\$849
TWO	1-BR	\$29,100	\$728	\$682	\$33,950	\$849	\$795	\$38,800	\$970	\$909
THREE	2-BR	\$32,750	\$819	\$818	\$38,200	\$955	\$954	\$43,650	\$1,091	\$1,091
FOUR	3-BR	\$36,350	\$909	\$945	\$42,400	\$1,060	\$1,102	\$48,500	\$1,213	\$1,260
FIVE	4-BR	\$39,300	\$983	\$1,054	\$45,800	\$1,145	\$1,230	\$52,400	\$1,310	\$1,404
SIX	5-BR	\$42,200	\$1,055	\$1,163	\$49,200	\$1,230	\$1,357	\$56,300	\$1,408	\$1,551
SEVEN	6-BR	\$45,100	\$1,128		\$52,600	\$1,315		\$60,150	\$1,504	
EIGHT		\$48,000			\$56,000			\$64,050		

Family Size	Unit Size	Very Low Income 50% AMI (Adjusted by HUD)				60% AMI (Adjusted by HUD)			65% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	"Low HOME" ⁴	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	"High HOME" ⁴
ONE	STUDIO	\$42,450	\$1,061	\$1,061	\$1,061	\$50,940	\$1,274	\$1,273	\$55,150	\$1,379	\$1,360
TWO	1-BR	\$48,500	\$1,213	\$1,136	\$1,136	\$58,200	\$1,455	\$1,364	\$63,050	\$1,576	\$1,458
THREE	2-BR	\$54,550	\$1,364	\$1,363	\$1,363	\$65,460	\$1,637	\$1,636	\$70,900	\$1,773	\$1,752
FOUR	3-BR	\$60,600	\$1,515	\$1,575	\$1,575	\$72,720	\$1,818	\$1,890	\$78,800	\$1,970	\$2,015
FIVE	4-BR	\$66,650	\$1,636	\$1,757	\$1,757	\$78,540	\$1,964	\$2,109	\$85,100	\$2,128	\$2,229
SIX	5-BR	\$70,300	\$1,758	\$1,939	\$1,939	\$84,360	\$2,109	\$2,327	\$91,400	\$2,285	\$2,441
SEVEN	6-BR	\$75,150	\$1,879		\$2,121	\$90,180	\$2,255		\$97,700	\$2,443	\$2,652
EIGHT		\$80,000				\$96,000			\$104,000		

Family Size	Unit Size	70% AMI (Adjusted by HUD)		Low Income 80% AMI (Adjusted by HUD)		Area Median Income (No HUD adjustment) 100%		110% AMI (No HUD adjustment)		120% (Adjusted by HUD)	
		ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²
ONE	STUDIO	\$59,400	\$1,485	\$67,900	\$1,698	\$66,550	\$1,664	\$73,200	\$1,830	\$79,850	\$1,996
TWO	1-BR	\$67,900	\$1,698	\$77,600	\$1,940	\$76,100	\$1,903	\$83,700	\$2,093	\$91,300	\$2,283
THREE	2-BR	\$76,350	\$1,909	\$87,300	\$2,183	\$85,600	\$2,140	\$94,150	\$2,354	\$102,700	\$2,568
FOUR	3-BR	\$84,850	\$2,121	\$97,000	\$2,425	\$95,100	\$2,378	\$104,600	\$2,615	\$114,100	\$2,853
FIVE	4-BR	\$91,650	\$2,291	\$104,800	\$2,620	\$102,700	\$2,568	\$112,950	\$2,824	\$123,250	\$3,081
SIX	5-BR	\$98,450	\$2,461	\$112,550	\$2,814	\$110,300	\$2,758	\$121,350	\$3,034	\$132,350	\$3,309
SEVEN	6-BR	\$105,200	\$2,630	\$120,300	\$3,008	\$117,900	\$2,948	\$129,700	\$3,243	\$141,500	\$3,538
EIGHT		\$112,000		\$128,050		\$125,550		\$138,050		\$150,600	

* TCAC = Tax Credit Allocation Committee

1. Annual Income = Gross annual income adjusted by family size for Area Median Income (AMI) level. May contain additional adjustments as determined annually by HUD.
2. Gross rent minus utility allowance = maximum cash rent. See the "San Diego Housing Commission Utility Allowance Schedule" to calculate the utility allowance based on the project's actual utility mix.
3. For projects with multiple funding sources, use the lowest rents applicable and/or apply HUDs MTSP "Hold Harmless" policy.
"Low HOME" and "High HOME" rents effective **June 1, 2021**

Note: Due to the Housing and Economic Recovery Act of 2008 the data presented in this chart may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds (MTSP). If you believe your affordable housing project is affected by this change and have questions regarding Rent & Income limits, please contact

Irma Betancourt at irmab@sdhc.org.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development very low income figures effective **April 1, 2021**. HOME Rents effective **June 1, 2021**.



The City of San Diego
Item Approvals

Item Subject: City of San Diego Affordable Housing Fund Fiscal Year 2021 Annual Report.

Contributing Department	Approval Date
DOCKET OFFICE	09/03/2021

Approving Authority	Approver	Approval Date
HOUSING COMMISSION FINAL DEPARTMENT APPROVER	MARSHALL, SCOTT	08/30/2021
CITY ATTORNEY	KARLIN, DAVID	09/01/2021
EXECUTIVE VICE PRESIDENT	DAVIS, JEFF	09/03/2021