



SAN DIEGO
HOUSING
COMMISSION

San Diego Housing Commission Fiscal Year 2015 Affordable Housing Fund Annual Report September 11, 2015

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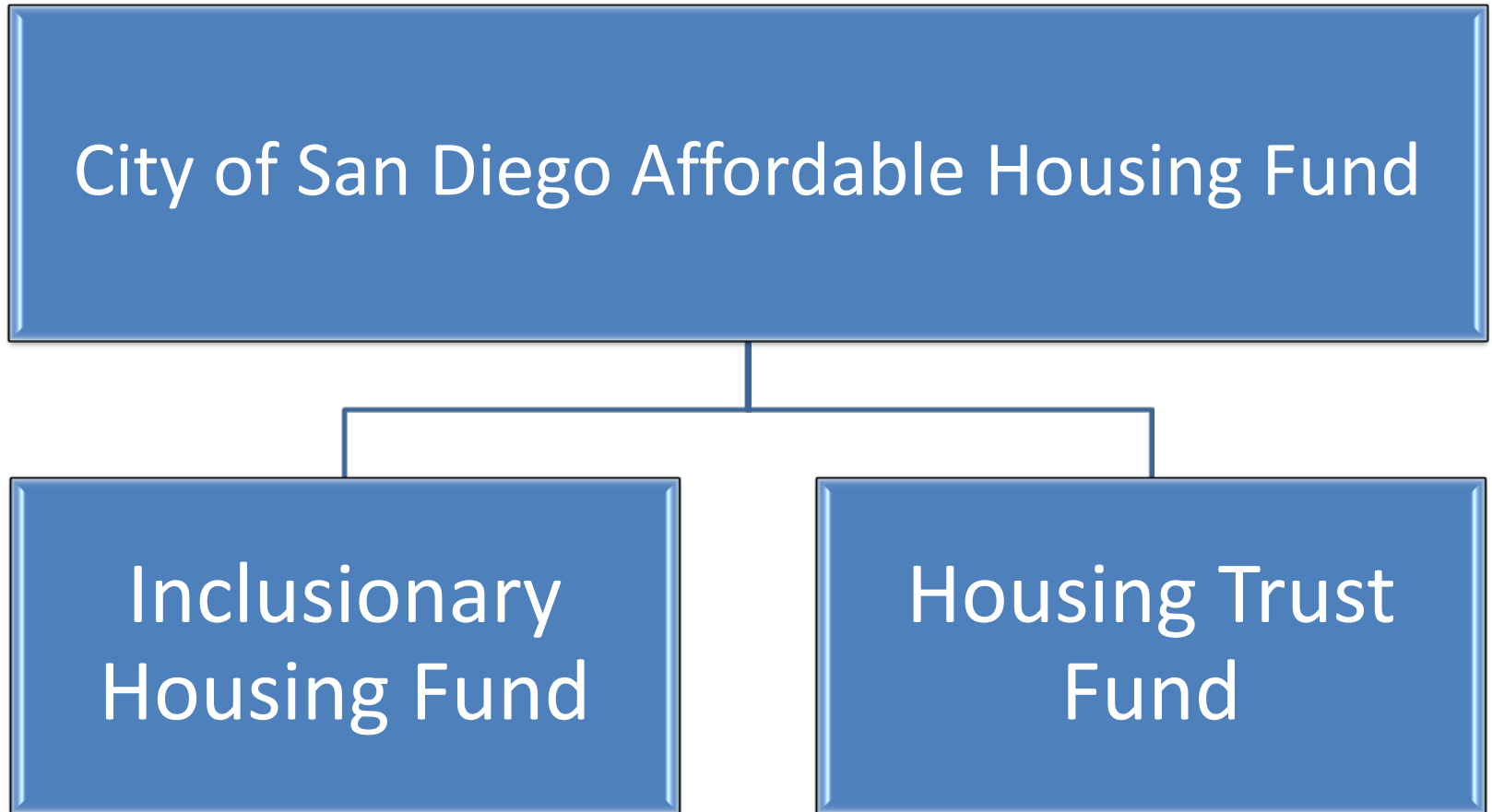


SDHC Fiscal Year (FY) 2015 Affordable Housing Fund Annual Report Guiding Document

- San Diego Housing Trust Fund Ordinance
 - Amended June 2003
 - Created Affordable Housing Fund
 - Addresses housing needs of City's very low-, low- and moderate-income households
 - Purpose: Preserve and maintain renter and ownership housing units affordable to very low-, low- and moderate-income households



SDHC FY2015 Affordable Housing Fund Annual Report Ordinance



SDHC FY 2015 Affordable Housing Fund Annual Report Ordinance (Cont.)

Inclusionary Housing Fund

Sources of Funds

- In-Lieu Fees
- Loan Repayments

Uses / Guidelines

- Priority must be given to construction of new affordable housing
- May also be used for other programs administered by SDHC with City Council approval (included in plan)
- Priority for expenditures given to Community Planning Area from which funds were collected



SDHC FY 2015 Affordable Housing Fund Annual Report Ordinance (Cont.)

Housing Trust Fund

Sources of Funds

- Commercial development Housing Impact Fees
- Loan Repayments

Uses / Guidelines

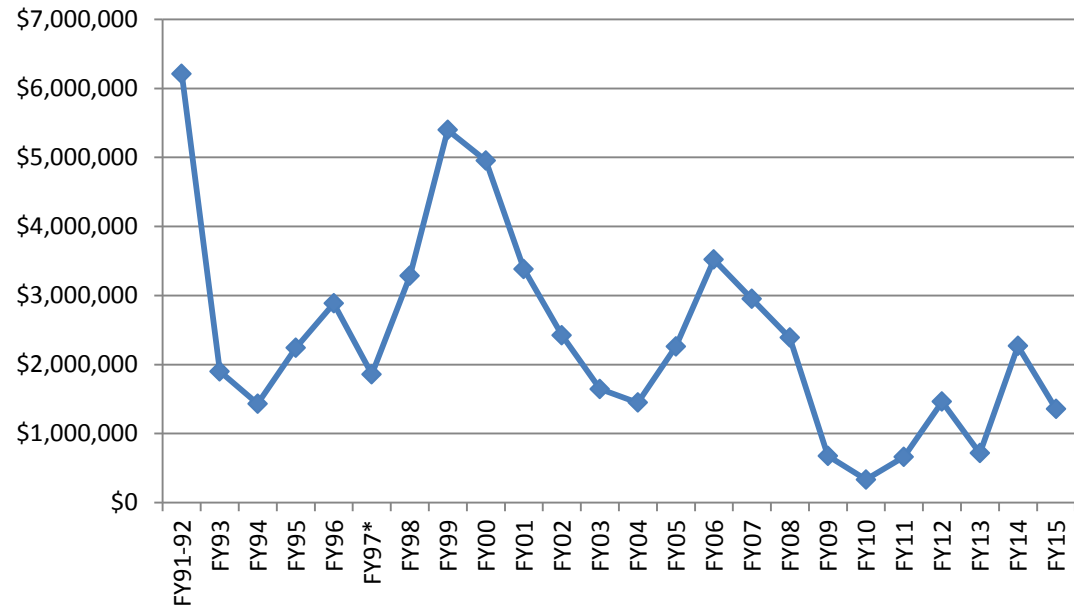
- $\geq 10\%$ for transitional housing
- $\geq 60\%$ provide housing to very low-income households
- $\leq 20\%$ provide housing to low-income households
- $\leq 10\%$ assist median-income and moderate-income first-time homebuyers



SDHC FY 2015

Affordable Housing Fund Annual Report Housing Trust Fund - Housing Impact Fee Collections

FY91-92	\$6,211,014
FY93	\$1,899,406
FY94	\$1,432,139
FY95	\$2,241,590
FY96	\$2,885,181
FY97*	\$1,859,146
FY98	\$3,282,811
FY99	\$5,397,592
FY00	\$4,953,463
FY01	\$3,382,211
FY02	\$2,424,763
FY03	\$1,645,166
FY04	\$1,448,329
FY05	\$2,261,653
FY06	\$3,519,563
FY07	\$2,949,230
FY08	\$2,388,933
FY09	\$677,183
FY10	\$333,213
FY11	\$661,894
FY12	\$1,462,759
FY13	\$716,960
FY14	\$2,269,510
FY15	\$1,356,022
Total	\$57,659,731



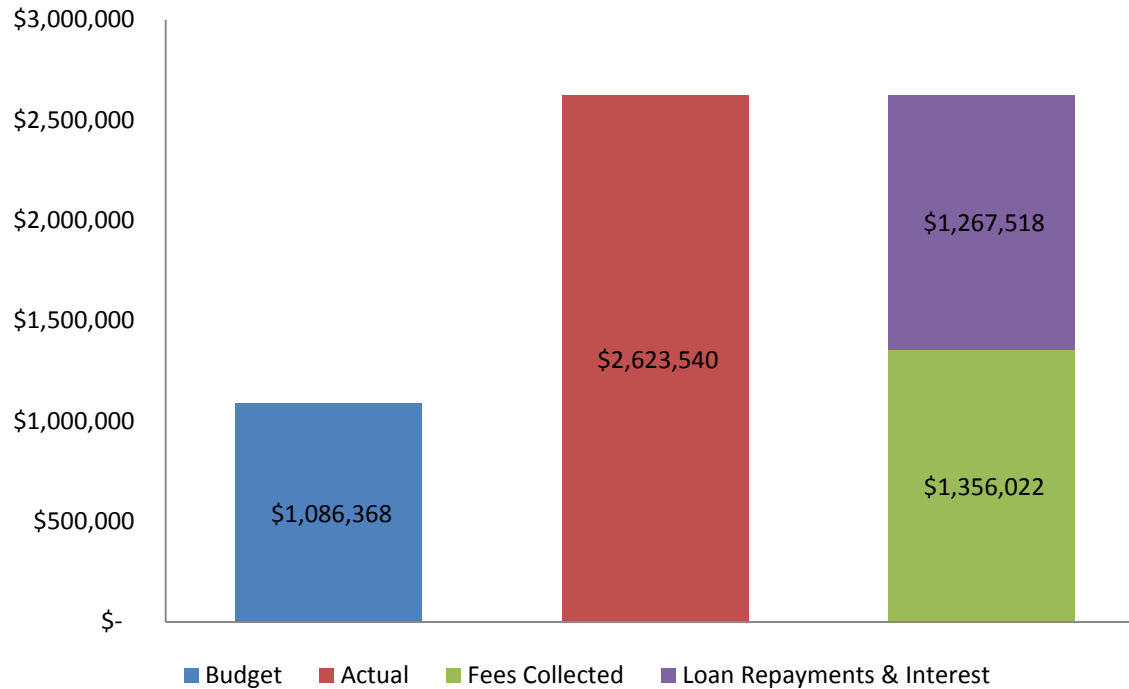
* Housing Impact Fee rates were reduced by 50% in FY 1997.



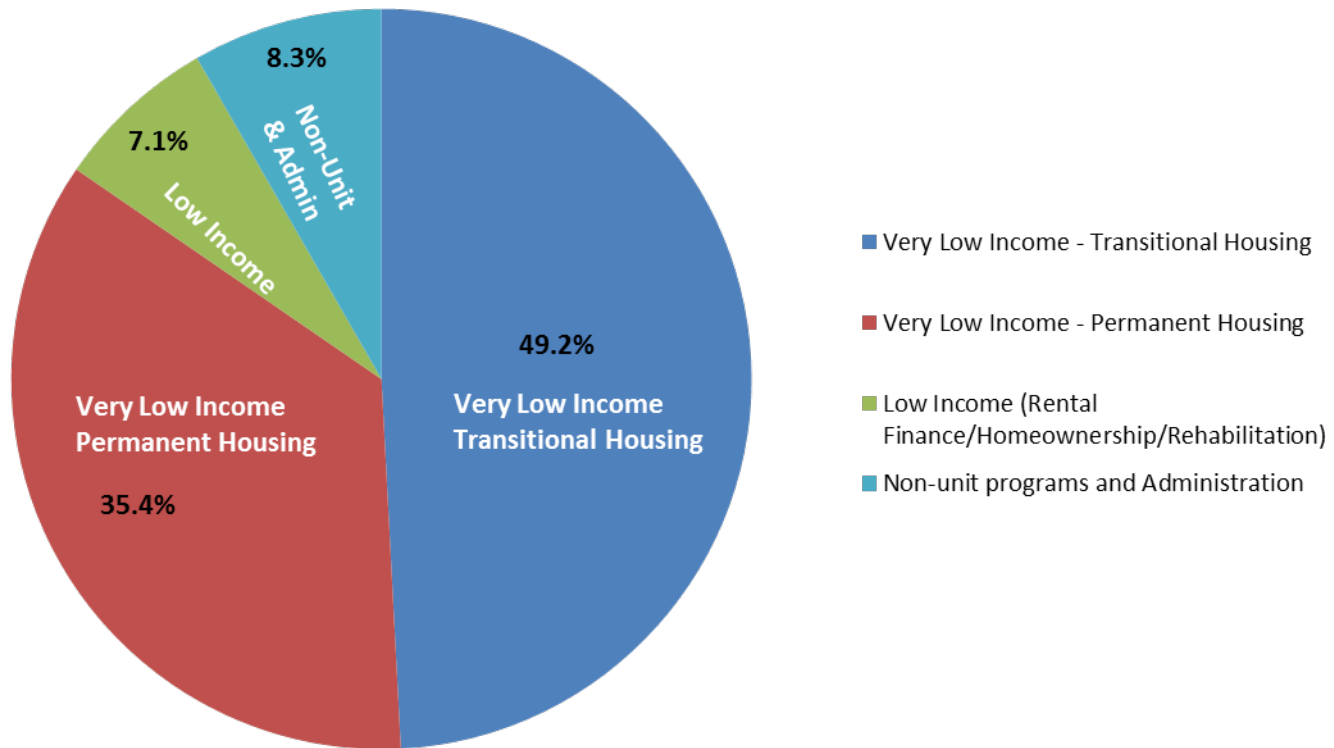
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Affordable Housing Fund Annual Report

Housing Trust Fund Revenue – FY 2015



SDHC FY 2015 Affordable Housing Fund Annual Report Housing Trust Fund Program Allocation



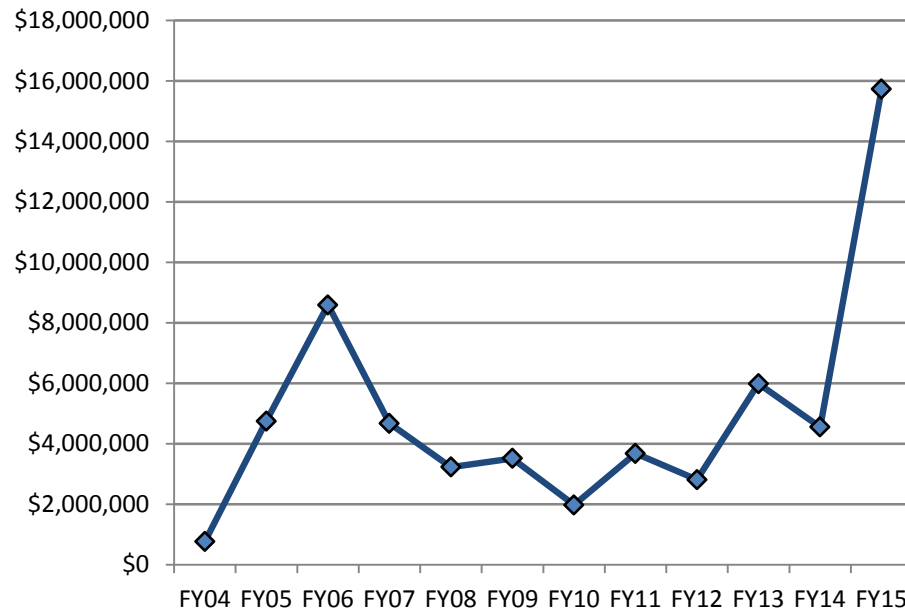
SDHC FY2015

Affordable Housing Fund Annual Report

Inclusionary Housing Fund

Residential Affordable Housing Fee Collections

FY04	\$764,362
FY05	\$4,746,985
FY06	\$8,589,727
FY07	\$4,673,200
FY08	\$3,231,467
FY09	\$3,516,408
FY10	\$1,976,757
FY11	\$3,680,180
FY12	\$2,811,392
FY13	\$5,987,099
FY14	\$4,553,948
FY15	\$15,735,092
	\$60,266,617
FY08***	\$20,244,757
Total	\$80,511,374



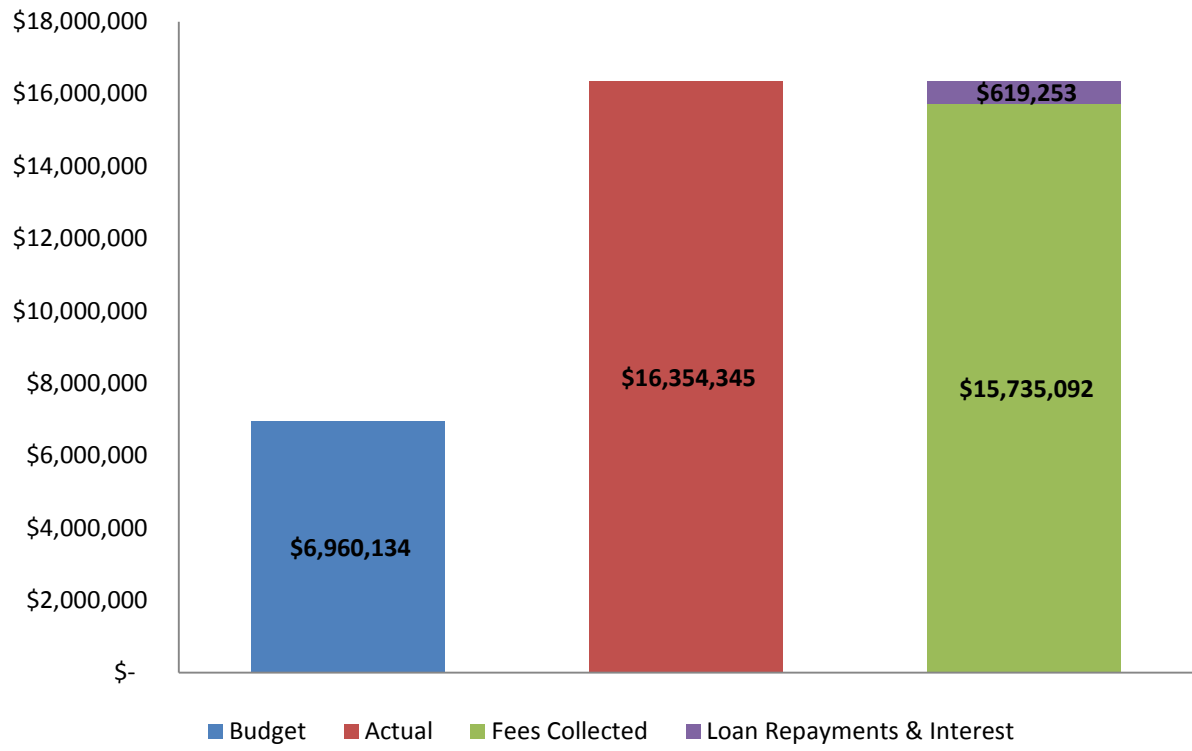
- * FY 2010 & FY 2011 Inclusionary amounts include reconciliations of FY 2006 - FY 2009 collections. FY 2012 Inclusionary included reconciliation of FY 2010 & FY 2011 collections.
- ** Ballpark Village FY 2008 contribution to 16th & Market.



SDHC FY 2015

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Inclusionary Housing Fund Revenue – FY 2015



SDHC FY2015

Affordable Housing Fund Annual Report

Performance Measurement

	Goal	Actual	Amount Funded	Met/Exceed
Rental Housing Development Units – Gap Financing				
New Construction		565		
Existing Rental Housing		<u>72</u>		
Total	677	637	\$14,422,740	
Homeownership Units				
3% Deferred Interest Loan		0		
3% Deferred Interest Loan with Closing Cost Assistance Grant		19		
Closing Cost Assistance Grant		<u>0</u>		
Total	19	19	\$999,990	
Total Transitional Housing Operations				
Assisted Beds	395	841	\$1,253,790	
Rehabilitation Units				
Mobile Home Repair Grants		34		
Homeowner Rehabilitation Loan		<u>1</u>		
Total	5	35	\$204,495	
Total Assisted Units/Beds	1,101	1,532	\$16,881,015	
Nonprofit Capacity Building Programs				
Predevelopment Financial Assistance Grant				
Nonprofit Technical Assistance / Nonprofit Support Grant				
Total	2	0	\$0	
Targets of Opportunity Grants	2	0	\$0	





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Questions?

