



SAN DIEGO  
HOUSING  
COMMISSION

## INFORMATIONAL REPORT

**DATE ISSUED:** October 14, 2022

**REPORT NO:** HAR22-005

**ATTENTION:** Chair and Members of the Housing Authority of the City of San Diego  
For the Agenda of November 15, 2022

**SUBJECT:** Status of Loan Portfolio – Fiscal Year 2022 Fourth Quarter

**COUNCIL DISTRICT:** Citywide

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

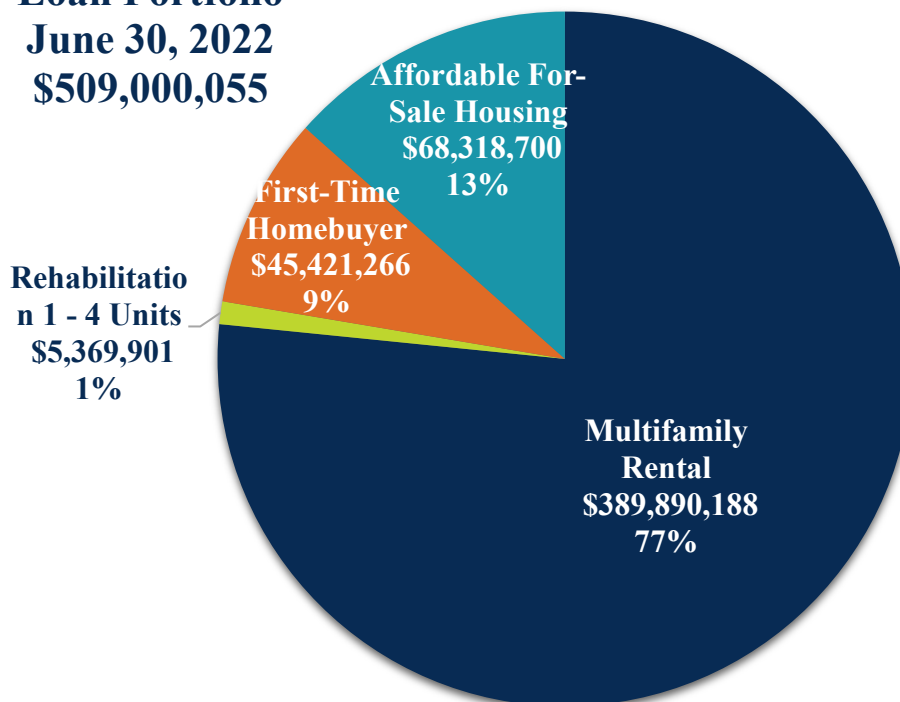
### SUMMARY

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

### 1. LOAN PORTFOLIO SUMMARY

**Loan Portfolio**  
**June 30, 2022**  
**\$509,000,055**



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Status of Loan Portfolio – Fiscal Year 2022 (April 1, 2022 – June 30, 2022)

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FY22 Q4	Loan Portfolio	Accrued Interest	Amortized / Min. Payment Loans	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 389,890,188	\$ 64,399,612	21	108	129
Rehabilitation 1 - 4 Units	\$ 5,369,901	\$ 119,391	5	343	348
First-Time Homebuyer	\$ 45,421,266	\$ 4,749,393	4	1,056	1,060
Affordable For-Sale Housing	\$ 68,318,700	\$ -	0	283	283
<b>TOTAL</b>	<b>\$ 509,000,055</b>	<b>\$ 69,268,396</b>	<b>30</b>	<b>1,790</b>	<b>1,820</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 the Housing Commission. The Housing Commission has an agreement with the City of La Mesa for limited servicing activities.

FY22 Q4	Principal	Accrued Interest	Total Loans
La Mesa First-Time Homebuyer	\$ 870,800	\$ 399,278	10

In addition to the loan portfolios 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 the Housing Commission. The Housing Commission has an agreement with County of San Diego to perform servicing activities.

FY22 Q4	Principal	Accrued Interest	Total Loans
San Diego County Loans	\$ 19,015,864	\$ 6,660,841	657

## 2. LOANS AND GRANTS FUNDED\*

During the period of April 1, 2022– June 30, 2022, the Housing Commission recorded the following loans.

FY22 4th Quarter	
First-Time Homebuyer	
Households Assisted	10
Closing Cost Assistance Grants	\$ 96,831
Deferred Payment Loans	\$ 823,090
<b>TOTAL</b>	<b>\$ 919,921</b>
Affordable For Sale	
<i>There were no financial closings for any Affordable For Sale Properties in the FY22 4th Quarter.</i>	
Multifamily	
Number of Properties	2
Number of Affordable Units	132
HOME	\$ 2,000,000
Commercial Linkage Fee	\$ 1,000,000
Inclusionary	\$ 4,405,000
<b>TOTAL</b>	<b>\$ 7,405,000</b>
<b>TOTAL AWARDED</b>	<b>\$ 8,324,921</b>

\* 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.

FY22 Q4	Assistance Provided	Total Loans
San Diego County FTHB Loans	\$ 95,000	1

### 3. LOANS PAID IN FULL

Below is a summary of the funds collected through loan payoffs during the period of April 1, 2022 – June 30, 2022. The Housing Commission received 33 payoffs, which generated \$933,020 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	10	\$ 79,254	\$ 13,639	\$ -	\$ 204	\$ 93,098
First-Time Homebuyer	23	\$ 539,571	\$ 298,817	\$ -	\$ 1,534	\$ 839,922
Affordable For-Sale Housing	0	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>33</b>	<b>\$ 618,825</b>	<b>\$ 312,456</b>	<b>\$ -</b>	<b>\$ 1,739</b>	<b>\$ 933,020</b>

\*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, 2022 – June 30, 2022.

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Status of Loan Portfolio – Fiscal Year 2022 (April 1, 2022 – June 30, 2022)

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Loan Type	Principal	Interest	Total
Multifamily Rental	\$ 164,635	\$ 1,303,601	\$ 1,468,236
Rehabilitation	\$ 43,488	\$ 1,923	\$ 45,411
First-Time Homebuyer	\$ 165,560	\$ 22,847	\$ 188,407
<b>TOTAL</b>	<b>\$ 373,683</b>	<b>\$ 1,328,370</b>	<b>\$ 1,702,053</b>

## 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, 2022 – June 30, 2022.

Loan Type	\$ Forgiven Principal Per Terms of Loan	\$ Written Off Principal	Total
<i>No loans were written-off or forgiven during FY22 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, 2022, the loans in default are as follows:

FY22 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	2	\$ 30,000	0.56%	2	0
First-Time Homebuyer	1	\$ 17,966	0.04%	1	0
Affordable For-Sale Housing	1	\$ 210,340	0.31%	1	0
La Mesa First-Time Homebuyer	0	\$ -	0.00%	0	0
<b>TOTAL</b>	<b>4</b>	<b>\$ 258,306</b>	<b>0.05%</b>	<b>4</b>	<b>0</b>

Respectfully submitted,

*Sujata Raman*

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

Attachments:

- 1) Fiscal Year 2022 Summary of Activity

Approved by,

*Jeff Davis*

Jeff Davis  
Interim President and Chief Executive Officer  
San Diego Housing Commission

Docket materials are available in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at [www.sdhc.org](http://www.sdhc.org).

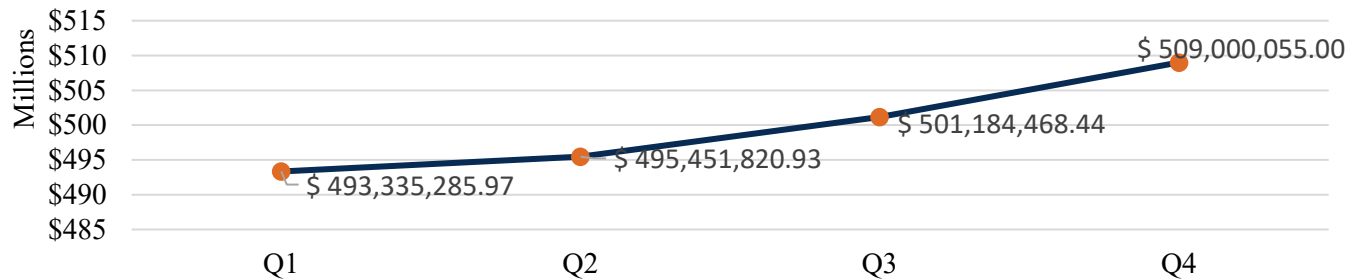
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Status of Loan Portfolio – Fiscal Year 2022 (April 1, 2022 – June 30, 2022)

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**ATTACHMENT 1**  
**FISCAL YEAR 2022 SUMMARY OF ACTIVITY**  
**July 1, 2021 – June 30, 2022**

**Loan Portfolio**



**Total Loans and Grants Awarded**

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ -	\$ 4,500,000	\$ 7,405,000	\$ 11,905,000
Rehabilitation 1 - 4 Units	\$ -	\$ -	\$ -	\$ -	\$ -
First Time Homebuyer	\$ 1,133,185	\$ 1,418,957	\$ 582,980	\$ 919,921	\$ 4,055,043
Affordable For-Sale	\$ 600,500	\$ -	\$ -	\$ -	\$ 600,500
<b>Total</b>	<b>\$ 1,733,685</b>	<b>\$ 1,418,957</b>	<b>\$ 5,082,980</b>	<b>\$ 8,324,921</b>	<b>\$ 16,560,543</b>

**Number of Affordable Units Produced**

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	0	0	175	132	307
Rehabilitation 1 - 4 Units	0	0	0	0	0
First Time Homebuyer	12	15	4	10	41
Affordable For-Sale	1	0	0	0	1
<b>Total</b>	<b>13</b>	<b>15</b>	<b>179</b>	<b>142</b>	<b>349</b>

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

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Rehabilitation 1 - 4 Units	\$ 80,224	\$ 157,192	\$ 165,232	\$ 93,098	\$ 495,746
First Time Homebuyer	\$ 2,137,516	\$ 1,574,816	\$ 1,381,451	\$ 839,922	\$ 5,933,705
Affordable For-Sale	\$ 87,438	\$ -	\$ -	\$ -	\$ 87,438
<b>Total</b>	<b>\$ 2,305,178</b>	<b>\$ 1,732,008</b>	<b>\$ 1,546,683</b>	<b>\$ 933,020</b>	<b>\$ 6,516,889</b>

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

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ 378,284	\$ 370,178	\$ 175,108	\$ 1,468,236	\$ 2,391,806
Rehabilitation 1 - 4 Units	\$ 14,252	\$ 31,487	\$ 22,338	\$ 45,411	\$ 113,488
First Time Homebuyer	\$ 133,023	\$ 209,038	\$ 187,600	\$ 188,407	\$ 718,068
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 525,559</b>	<b>\$ 610,703</b>	<b>\$ 385,046</b>	<b>\$ 1,702,054</b>	<b>\$ 3,223,362</b>

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

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ 737,568	\$ -	\$ -	\$ 737,568
Rehabilitation 1 - 4 Units	\$ -	\$ -	\$ 13,235	\$ -	\$ 13,235
First Time Homebuyer	\$ -	\$ 48,900	\$ 15,000	\$ -	\$ 63,900
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>	<b>\$ 786,468</b>	<b>\$ 28,235</b>	<b>\$ -</b>	<b>\$ 814,703</b>



The City of San Diego  
**Item Approvals**

**Item Subject:** Status of Loan Portfolio – Fiscal Year 2022 Fourth Quarter

<b>Contributing Department</b>	<b>Approval Date</b>
DOCKET OFFICE	10/17/2022

<b>Approving Authority</b>	<b>Approver</b>	<b>Approval Date</b>
HOUSING COMMISSION FINAL DEPARTMENT APPROVER	MARSHALL, SCOTT	10/14/2022
EXECUTIVE VICE PRESIDENT	DAVIS, JEFF	10/26/2022
CITY ATTORNEY	BARGAR, JUSTIN	10/27/2022