



MEMORANDUM

To: Members of the San Diego Community

From: Jasmine Kotlarz, Special Programs Manager, San Diego Housing Commission

Date: February 12, 2019

Subject: Affordable Housing Fund Fiscal Year 2020 Annual Plan

The San Diego Housing Commission is soliciting written public comment regarding the programs that will be funded from the Affordable Housing Fund (AHF) in fiscal year 2020 (July 1, 2019 – June 30, 2020). All submitted public comments will be included in the Housing Commission and City Council Board Reports. The AHF is composed primarily of Inclusionary Housing Fees and Housing Impact Fees, also known as linkage fees. Attached for your review and comment are the currently [approved model programs list](#) (from Fiscal Year 2019) and [community planning group presentation materials](#) with revenue projections for Fiscal Year 2020.

Please submit any written comment regarding these model programs and funding projections no later than **Friday, March 29, 2019**. Comments should be submitted via email or US mail to:

Jasmine Kotlarz
Jasminek@sdhc.org

or

San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

SAN DIEGO HOUSING COMMISSION MODEL PROGRAMS

- Legend:**
- HTF** Housing Trust Fund (local funding)
 - INCL** Inclusionary Housing Fund (local funding)
 - HOME** HOME Investment Partnerships Program (federal funding – U.S. Department of Housing and Urban Development [HUD] grants to the City, administered by SDHC)
 - Represents eligible funding sources for each activity

RENTAL HOUSING PRODUCTION

Rental Housing Finance – 100% Affordable Projects		HTF	INCL	HOME	Other
Scope	<p>Below-market interest rate, subordinate loan program to increase the supply of affordable rental housing units in the City of San Diego, to include new construction, acquisition, and acquisition with rehabilitation. Projects must provide 100 percent of the units affordable to households at or below 60 percent of the San Diego Area Median Income (AMI) (manager units are excluded).</p> <p>Preference will be given to projects that meet at least one of the following criteria: 60 or more units, qualified as Transit-Oriented Development (TOD) located within an average 2,000-foot walking distance of a transit facility; located in a census tract with low-income concentrations of less than 41 percent; located north of Interstate 8; or a preservation project.</p>	•	•	•	• State
Target Population	Extremely low-, very low- and low-income households.				
Loan Terms	Maximum term to maturity is 55 years. Principal and interest may be fully deferred for the term of the loan or repaid annually through either fixed payments and/or residual receipts. All unpaid principal and interest are due and payable as a balloon payment at maturity. Loan may be originated as a construction loan and converted into permanent financing.				
Loan Underwriting	Subject to loan policies of SDHC unless specific exception as authorized by SDHC.				
Application Method	Funds for program to be made available through Notice of Funding Availability (NOFA).				

Rental Housing Finance - Permanent Supportive Housing		HTF	INCL	HOME	Other
Scope	A loan program for permanent housing with supportive services, which will maximize the ability of residents to live independently. Loans may be used for the development, acquisition or long-term leasing of housing facilities, improvements to existing facilities, and capitalized operating reserves.	•	•	•	•
Target Population	Extremely low- and very low-income homeless individuals and families identified as needing permanent housing in a service-enhanced environment; selection of individuals to be generally compatible with requirements of Federal funding sources.				
Loan Terms	Maximum term is 55 years. Principal and interest may be fully deferred for the term of the loan or repaid annually through either fixed payments and/or residual receipts. All unpaid principal and interest are due and payable as a balloon payment at maturity.				
Loan Underwriting	Loan may be originated as a construction or rehabilitation loan and converted into permanent financing. Subject to loan policies of SDHC unless specific exception as authorized by SDHC.				
Application Method	Funds for program to be made available through NOFA.				
Rental Housing Finance – Preservation and Anit-Displacement		HTF	INCL	HOME	Other
Scope	One time assistance to owners of rental housing nearing the end of the last regulatory term imposing affordability restrictions. Assistance granted will be provided to preserve the affordability of units for up to 15 years alleviating the displacement of low-income individuals and families.	•	•	• (TBRA)	•
Target Population	Individuals and families residing at properties with units converting from affordable to market rate at the end of a term of affordability restrictions. Households up to 80% AMI.				
Terms	Variable based on project underwriting (third party financial evaluation) up to 15 years.				
Application Method	Funds may be used as a loan or grant to owners of rental units in the City of San Diego, requiring approvals from the Housing Commission Board and Housing Authority for each project site.				

Middle-Income Housing - Mixed-Income Projects		HTF	INCL	HOME	Other
Scope	<p>Below-market interest rate, subordinate loan program to increase the supply of affordable rental units in the City of San Diego, to include new construction, acquisition and acquisition with rehabilitation. Loans to developments wherein at least 40 percent of the units, excluding units available for managers, are affordable to and will be occupied by persons of low-income (up to 80 percent of AMI), as well as at least 10 percent of the units affordable to and occupied by persons of middle-income (up to 150 percent of AMI).</p> <p>Developments must meet at least one of the following criteria: qualified middle-income housing project is located in a “Promise Zone” or “Market Opportunity Area” identified in the Market Assessment submitted to SDHC and Civic San Diego, dated November 17, 2016.</p>	●	●		● State
Target Population	Low-income households as well as middle -income households in mixed-income developments.				
Loan Terms	Maximum term to maturity is 55 years unless otherwise approved by SDHC. Principal and interest may be fully deferred for the term of the loan or repaid annually through either fixed payments and/or residual receipts. All unpaid principal and interest are due and payable as a balloon payment at maturity.				
Loan Underwriting	Loans may be originated as construction loans and converted into permanent financing. Subject to loan policies of SDHC unless specific exception as authorized by SDHC.				
Application Method	Funds for program to be made available through Request For Proposals (RFP) or NOFA.				

Affordable Housing Transit-Oriented Development (TOD) Revolving Loan Fund - Seed Money Investment		HTF	INCL	HOME	Other
Scope	An SDHC contribution of \$10 million that will be matched by Civic San Diego (Civic SD)/City of San Diego, for a total public investment of \$20 million to support the creation of a San Diego Affordable Housing TOD revolving loan fund (San Diego TOD Fund), as further approved by the San Diego City Council in its final form. The public investment will serve as seed money to attract investment from commercial and nonprofit financial institutions, program-related investments provided by foundations, and additional potential sources, such as area employers, corporate philanthropists and individuals. The Public Sponsors will affect which products the San Diego TOD Fund will offer, which development opportunity types will be prioritized, and which specific projects will receive a credit enhancement or guarantee. Day-to-day operations and comprehensive fund management services will be handled by a fund consultant.	•	•		• City
Target Population	Very low-, low-, and middle-income households in mixed-income housing developments.				
Loan Terms	Loan terms will be structured once all investors are identified. The initial set of loan products to be offered by the fund may include but are not limited to: 1) Loans for acquisition and predevelopment of project-ready TOD sites that can be developed as affordable housing in short- to mid-term; 2) Loans for the acquisition and predevelopment of strategic TOD sites located near existing and planned transit that can be developed into affordable housing over the mid- to long-term; and 3) Loans for the rehabilitation of small- to mid-size (10-50 unit properties) that will retain and incorporate new affordable rental housing in transit-rich areas.				
Loan Underwriting	Subject to loan policies of the individual partner investors which will be guided by the Public Sponsors.				
Application Method	Funds are anticipated to be made available through a TOD Fund NOFA loan application process, submitted to individual partner investors for underwriting and loan approval, followed by a credit enhancement/guarantee approval from the Public Sponsors.				

HOUSING REHABILITATION PROGRAMS

Clean & Green Housing Rehabilitation Program		HTF	INCL	HOME	Other
Scope	A deferred-loan program for low-income homeowners, as well as first-time homebuyers. The Clean & Green Program offers loans for energy efficiency and sustainability upgrades to single-family detached, owner-occupied units. Examples of improvements to the home include roof replacement, electrical panel upgrade, solar panels (referral to solar company) and drought-tolerant landscaping. The Clean & Green Program can be a stand-alone rehabilitation loan for a low-income homeowner, or it can be funded in conjunction with a first-time homebuyer loan.	•	•	•	• CDBG
Target Population	The loan program targets households earning up to 80 percent of AMI that meet program eligibility and underwriting guidelines.				
Loan Terms	Loans are 3 percent simple interest and require no monthly payments. The loan term is 30 years. Principal and accrued interest are due as a balloon payment upon sale, cash-out refinance, non-owner occupancy, or upon maturity. Maximum loan amount is \$25,000 or 8 percent of the purchase price, whichever is less.				
Loan Underwriting	Subject to loan policies of SDHC unless specific exception as authorized SDHC.				
Application Method	Homeowners apply directly through SDHC. Applications are underwritten and approved by SDHC staff.				

HOMEOWNERSHIP PROGRAMS

3% Interest, Deferred-Payment Loan Program		HTF	INCL	HOME	Other
Scope	A deferred second trust deed loan program for low- and moderate- income first-time homebuyers that bridges the gap between what households can afford and the actual cost of acquiring a home. The deferred-payment loan program provides up to 17 percent of the purchase price to be used toward down payment.	●	●	●	● State CDBG
Target Population	The loan program targets households earning up to 100 percent of AMI that meet program eligibility and underwriting guidelines. The household AMI is determined by the available funding source.				
Loan Terms	Loans are at 3 percent simple interest and require no monthly payments. The loan term is 30 years. Principal and accrued interest are due as a balloon payment upon sale, non-owner occupancy, or upon maturity.				
Loan Underwriting	Subject to loan policies of SDHC unless specific exception as authorized by SDHC.				
Application Method	Purchasers apply through participating lenders. Applications are underwritten and approved by SDHC staff.				
Closing Cost Assistance Program		HTF	INCL	HOME	Other
Scope	A grant program for first-time homebuyers that provides up to 4 percent of the purchase price – not to exceed \$15,000 when the buyer’s income is at or below 80 percent of AMI, and not to exceed \$10,000 for buyers with income of 81-100 percent of AMI. Grants are to be used toward the closing costs related to the purchase of a home in the City of San Diego.	●	●	●	● CDBG
Target Population	Households earning up to 100 percent of AMI that meet program eligibility and underwriting guidelines. The household AMI is determined by the available funding source.				
Terms	This is a grant forgiven at the close of escrow. No repayment is required.				

HOMELESS HOUSING INITIATIVES

City of San Diego's Emergency Shelters		HTF	INCL	HOME	Other
Scope	SDHC administers, on behalf of the City of San Diego, emergency shelter programs that provide temporary shelter with supportive services for persons experiencing homelessness.	•	•		•
Target Population	Homeless individuals, families, and Veterans.				
Terms	Up to 90 days.				
Application Method	If partnering with a third-party operator, funds will be made available through a Request for Proposals (RFP).				
City of San Diego Temporary Bridge Shelters		HTF	INCL	HOME	Other
Scope	SDHC administers, on behalf of the City of San Diego, temporary bridge shelter programs that provide temporary shelter with supportive services designed to connect residents experiencing homelessness with permanent housing.	•	•		•
Target Population	Homeless individuals, families, and Veterans.				
Terms	Average length of stay 120 days, with no limit on total length of stay.				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				
City of San Diego Interim Housing Programs		HTF	INCL	HOME	Other
Scope	SDHC administers, on behalf of the City of San Diego, interim housing programs with supportive services for homeless individuals, including but not limited to the City's Year-Round Interim Housing Program at the Paul Mirabile Center on Father Joe's Villages' campus, Cortez Hill Family Center and the City's Interim Housing Program at Connections Housing Downtown.	•	•		•
Target Population	Homeless individuals and families.				
Terms	Up to 120 days.				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				

Transitional Housing		HTF	INCL	HOME	Other
Scope	A grant and loan program for nonprofit operators of transitional housing. Grants and loans may be used for the leasing or operation of transitional housing facilities, as well as improvements to existing leased facilities. No more than 25 percent of grant funds may be used for administration and support services.	•	•		•
Target Population	Homeless families and individuals.				
Grant Terms	Up to 24 months.				
Application Method	Funds for program to be made available through RFP or NOFA.				
Transitional Project-Based Rental Assistance for Homeless San Diegans		HTF	INCL	HOME	Other
Scope	Rental assistance funds are issued to a partnering agency providing supportive services to homeless individuals while appropriate housing solutions are identified.				•
Target Population	Homeless individuals and families.				
Term	Assistance can range from three months to two years.				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				
Rapid Rehousing		HTF	INCL	HOME	Other
Scope	Short- and medium-term assistance to help homeless individuals and families obtain and maintain permanent housing. Assistance may include rental assistance, security deposits, move-in assistance, utility assistance, and case management. Depending on the funding source, no more than 25 percent of grant funds may be used for administration and supportive services.	•		• TBRA	•
Target Population	Homeless individuals and families.				
Term	Assistance up to two years. Can be three years depending on the funding source.				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				

Federal Sponsor-Based Housing Voucher Program		HTF	INCL	HOME	Other
Scope	A rental assistance program for homeless individuals with diagnosed mental health or drug and alcohol disorders.				●
Target Population	Homeless individuals and families.				
Term	Indefinite (Permanent Supportive Housing).				
Application Method	Federal Sponsor-Based Housing Vouchers are awarded to nonprofit or for-profit organizations, or “sponsors” – chosen through a competitive RFP process - to provide rental assistance to homeless San Diegans to help pay for their housing.				
City of San Diego’s Year-Round Day Center Services		HTF	INCL	HOME	Other
Scope	Homeless individuals are provided with basic needs assistance, such as laundry facilities, showers, mail, case management, storage, and referral services. Locations include but are not limited to the Day Center Facility for Homeless Adults, formerly known as Neil Good Day Center.				●
Target Population	Homeless individuals.				
Terms	Daytime, Year-Round				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				
Regional Task Force on the Homeless (RTFH) Support		HTF	INCL	HOME	Other
Scope	SDHC is a member of the RTFH, San Diego’s lead organization on addressing homelessness, which consists of service providers, government agencies, the private sector, and other stakeholders key to achieving the mission. RTFH oversees Federal Continuum of Care homeless assistance funds awarded by HUD for the region. SDHC supports RTFH, such as support for the region’s Homeless Management Information System (HMIS), a critical component of the community’s service delivery system.		●		●
Target Population	Programs and services for homeless San Diegans.				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				

Landlord Engagement and Assistance Program (LEAP)		HTF	INCL	HOME	Other
Scope	The LEAP program of HOUSING FIRST – SAN DIEGO, SDHC’s homelessness action plan, provides incentives to landlords with rental properties in the City of San Diego (ZIP code 92037 and ZIP codes that begin with 921, excluding 92118) who rent to homeless individuals.	●	●		●
Target Population	Imminently at risk of homelessness and literally homeless individuals and families.				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				
Homelessness Prevention & Diversion		HTF	INCL	HOME	Other
Scope	Homelessness Prevention and Diversion assistance, which also is part of HOUSING FIRST – SAN DIEGO, will help at-risk and homeless individuals and families in the City of San Diego avoid becoming or remaining homeless and prevent long-term, repeated shelter stays.	●	●		●
Target Population	Prevention targets those at imminent risk of homelessness, while diversion targets individuals as they apply for entry into a homeless shelter. Prevention helps families maintain their current housing situation. Diversion helps families stay out of the shelter system by identifying alternatives. The program includes counseling, mediation and financial resources.				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				
Coordinated Outreach		HTF	INCL	HOME	Other
Scope	HOUSING FIRST – SAN DIEGO also includes Coordinated Outreach, which expands support and coordination among street outreach efforts to: <ul style="list-style-type: none"> ● Connect individuals and families experiencing unsheltered homelessness to available housing resources ● Incorporate data-driven strategies into existing outreach efforts ● Track accepted and declined offers of shelter or other assistance ● Connect those performing outreach with information on real-time opportunities and availability ● Work directly and strategically with those who have been known to “turn down” services. 	●	●		●
Target Population	Homeless individuals and families.				
Application Method	If partnering with a third-party operator, funds will be made available through an RFP.				

SDHC Moving On Rental Assistance Program		HTF	INCL	HOME	Other
Scope	The SDHC Moving On Rental Assistance Program, one of the programs of HOUSING FIRST – SAN DIEGO, provides affordable housing solutions to formerly homeless families and individuals who are ready to transition out of permanent supportive housing, but who still need rental assistance. Rental assistance is provided through a Federal Moving to Work (MTW) initiative for approximately 25 individuals in the first year and up to 50 individuals by the third year. SDHC Moving On Rental Assistance provides assistance for formerly homeless individuals who have successfully stabilized and are able to live more independently while accessing community-based resources, as needed. Limited permanent supportive housing resources become available for vulnerable homeless individuals with greater need. SDHC Moving On Rental Assistance is an SDHC partnership with the County of San Diego Behavioral Health Services Division.	•	•	• TBRA	• Federal MTW Funds
Target Population	Formerly homeless low-income households.				
Term	Permanent.				
Application Method	Memorandum of Understanding between the County of San Diego Behavioral Health Services and SDHC.				

CAPACITY BUILDING PROGRAM

Technical Assistance Program		HTF	INCL	HOME	Other
Scope	<p>A technical assistance program that will</p> <ul style="list-style-type: none"> • Assist corporations and limited equity cooperatives in increasing the capacity to develop affordable housing and partner with service providers Program to provide “hands on” technical assistance in such areas as concept development, site assessment and acquisition, feasibility analysis, specification writing, bid packaging and review, permit procedures, construction oversight, grants and application preparation, service delivery plan preparation, record keeping and developer capacity assessments required by funding sources. • Assist homeless service providers to increase capacity to provide effective, efficient, and high quality programs to address homelessness. 	•			•
Target Population	Corporations and limited equity cooperatives with limited housing experience.				
Term	Grant is for the delivery of technical assistance services to housing developers. Scope of work will be articulated in contract documents.				
Application Method	Funds to be made available through RFP or SDHC contract policy.				



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) City of San Diego Affordable Housing Fund (AHF) Fiscal Year 2020 Annual Plan July 1, 2019 – June 30, 2020

Julia Sauer
Director, Special Programs & Compliance
San Diego Housing Commission

Jasmine Kotlarz
Manager, Special Programs & Compliance
San Diego Housing Commission





City of San Diego Affordable Housing Fund

Overview





City of San Diego Affordable Housing Fund Overview

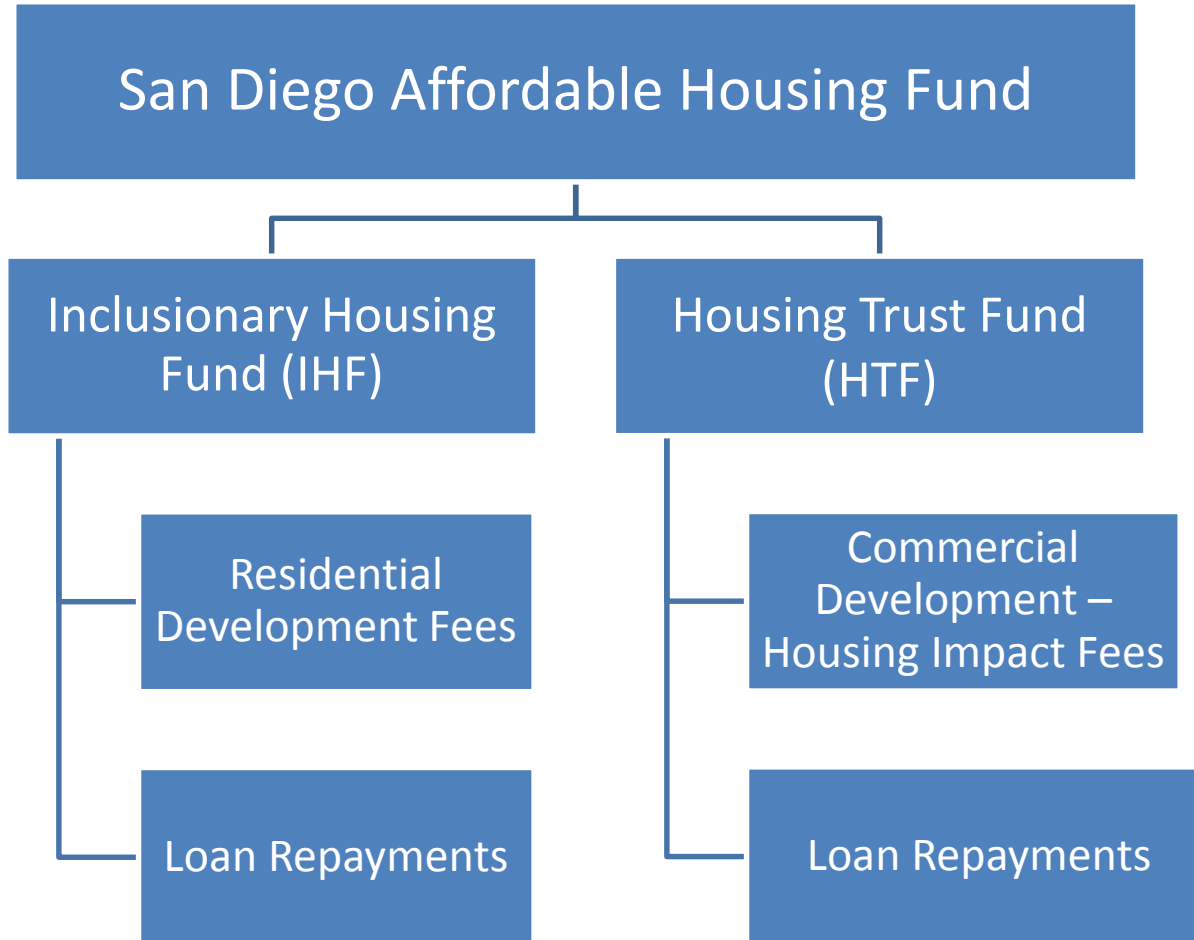
The City of San Diego's Affordable Housing Fund (AHF):

- A permanent and annually renewable source of revenue to address the housing needs of the City's extremely low-, very low-, low-, and median-income households
- Disperses affordable housing developments throughout the City to support the City's Balanced Communities Policy
- Preserves and maintains affordable housing
- Encourages private sector activities
- Leverages more than \$2 in non-City funds for every \$1 of City Funds invested



City of San Diego Affordable Housing Fund

Sources of Funding





City of San Diego Affordable Housing Fund Model Program Requirements

Model Programs must serve very low-, low-, and median-income households that match one or more of the following criteria:

- burdened by paying more than 30% of their gross income for housing costs;
- live in overcrowded conditions;
- live in substandard housing units;
- are experiencing homelessness; or
- consist of individuals and families with special housing needs





City of San Diego Affordable Housing Fund

Current SDHC Model Programs

SDHC's current model programs include:

Rental Housing Finance:

- New construction
- Acquisition and acquisition with rehabilitation
- Preservation of existing affordable rental housing

Homeownership:

- First-time Homebuyer loans

Homelessness activities:

- Funding for construction of permanent affordable housing units with supportive services
- Capitalized operating reserves for permanent supportive housing developments
- Transitional housing operations support grants
- Rapid Rehousing





Fiscal Year 2020 AHF Annual Plan Process





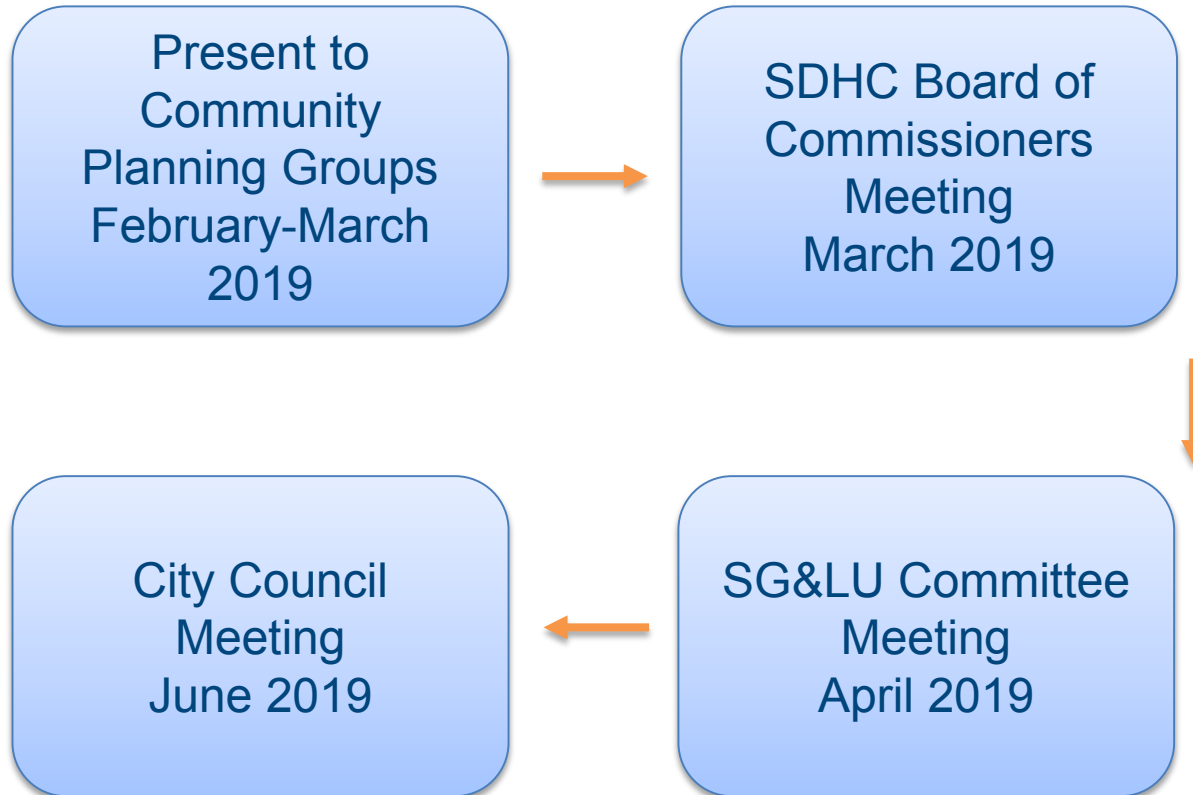
City of San Diego Affordable Housing Fund

Purpose of Annual Plan

- The San Diego Municipal Code requires submission of an AHF Annual Plan to the City Council for action.
- The City of San Diego AHF Annual Plan:
 - Provides a framework for planning and budgeting of fund revenues;
 - Specifies the amount of funds budgeted for housing activities and administrative expenses; and
 - Describes programs recommended for the fund.



City of San Diego Affordable Housing Fund Timeline





City of San Diego Affordable Housing Fund

AHF FY2020 Plan Funding Projections



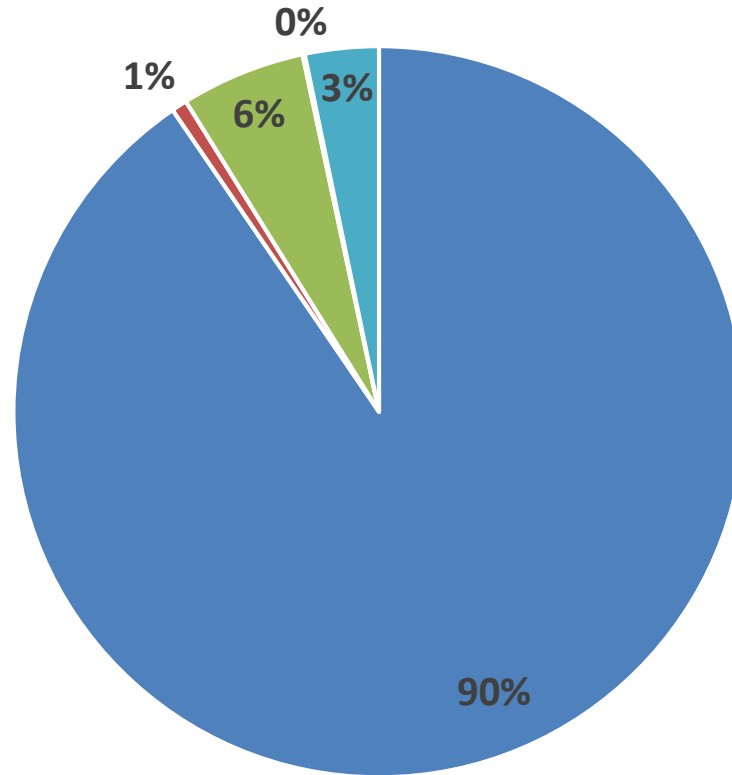


City of San Diego Affordable Housing Fund FY2020 Projected Fund Balances & New Funding

FUND	PROJECTED FUND BALANCES	PROJECTED FY2020 NEW FUNDING	TOTAL FY2020 FUNDS
HTF – Housing Impact Fees and Repayments	\$11,490,972	\$899,689	\$12,390,661
HTF – Other HTF Funds (loan repayments)	\$4,076,845	\$50,490	\$4,127,335
Inclusionary Housing Fund – Inclusionary Fees and Repayments	\$50,067,240	\$6,098,687	\$56,165,927
TOTAL	\$65,635,057	\$7,048,866	\$72,683,923



City of San Diego Affordable Housing Fund FY2020 Proposed Allocations



■ Rental Housing Development ■ Homeownership ■ Homeless Initiatives ■ Admin ■ Admin-legal





Questions & Comments

