



INFORMATIONAL REPORT

DATE ISSUED: April 4, 2019

REPORT NO: HCR19-034

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of April 11, 2019

SUBJECT: Status of Loan Portfolio – Fiscal Year 2019 Second Quarter

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

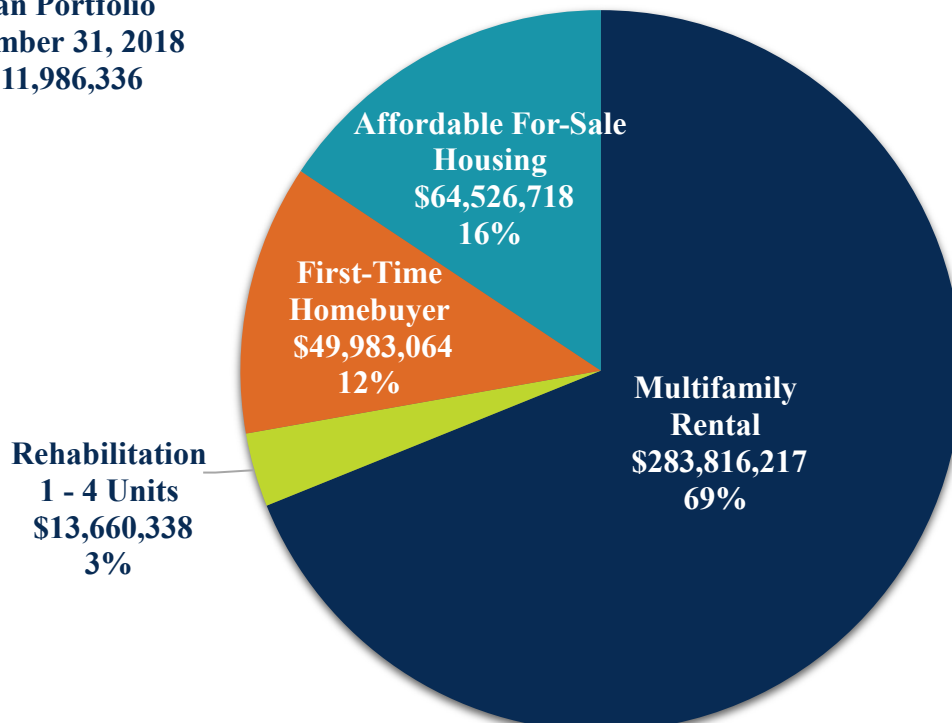
SUMMARY

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 | 7) Disposition of Foreclosed Properties |
| 4) Loan Payments | |

1. LOAN PORTFOLIO SUMMARY

**Loan Portfolio
December 31, 2018
\$411,986,336**



Status of Loan Portfolio – Fiscal Year 2019 (October 1, 2018 – December 31, 2018)
 April 4, 2019

FY19 Q2	Loan Portfolio	Accrued Interest	Loans w/ Payments	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 283,816,217	\$ 44,452,682	15	105	120
Rehabilitation 1 - 4 Units	\$ 13,660,338	\$ 76,442	8	746	754
First-Time Homebuyer	\$ 49,983,064	\$ 4,127,491	6	1,283	1,289
Affordable For-Sale Housing	\$ 64,526,718	\$ -	0	273	273
TOTAL	\$411,986,336	\$48,656,615	29	2,407	2,436

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.

A portion of the loan portfolio includes loans serviced on behalf 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.

FY19 Q2	Loan Portfolio	Accrued Interest	Total Loans
La Mesa First-Time Homebuyer	\$ 1,213,360	\$ 364,865	16

1. LOANS AND GRANTS Funded

During the period of October 1, 2018 – December 31, 2018, the Housing Commission recorded loans for \$3,692,788 to assist one first-time homebuyer, four home rehabilitations, and 251 multifamily units.

FY19 2nd Quarter	
Rehabilitation	
Households Assisted	4
Rehab Loans \$	110,000
TOTAL \$	110,000
First Time Homebuyer	
Households Assisted	1
Closing Cost Assistance Grants \$	-
Deferred Payment Loans \$	72,788
TOTAL \$	72,788
Affordable For-Sale Housing	
Households Assisted	11
Deferred Payment Loans \$	6,419,479
TOTAL \$	6,419,479
Multi Family	
Total Projects	2
Affordable Units	251
Island Inn	
Affordable Units	201
Inclusionary \$	2,750,000
San Ysidro Senior Village Apts.	
Affordable Units	50
HOME \$	700,000
Inclusionary \$	60,000
TOTAL \$	3,510,000
TOTAL AWARDED \$	10,112,267

* Loans may have been awarded but amounts are not indicative of total loans disbursed

2. LOANS PAID IN FULL

Below is a summary of the funds collected through loan payoffs during the period of October 1, 2018 – December 31, 2018. The Housing Commission received 33 payoffs, which generated \$1,259,652 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	7	\$ 92,634	\$ 2,668	\$ -	\$ -	\$ 95,302
First-Time Homebuyer	26	\$ 804,667	\$ 337,660	\$ 18,026	\$ 3,997	\$ 1,164,350
Affordable For-Sale Housing	0	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	33	\$ 897,301	\$ 340,328	\$ 18,026	\$ 3,997	\$ 1,259,652

*Down Payment and Closing Cost Assistance Recoverable Grant

3. 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 October 1, 2018 – December 31, 2018.

Loan Type	Paid to Principal	Paid to Interest	Paid to Fees	Total Paid
Multifamily Rental	\$ 5,043	\$ 179,859	\$ 3,954	\$ 188,856
Rehabilitation	\$ 10,610	\$ 773	\$ 232	\$ 11,614
First-Time Homebuyer	\$ 41,421	\$ 3,846	\$ 370	\$ 45,637
TOTAL	\$ 57,074	\$ 184,478	\$ 4,556	\$ 246,108

4. LOANS AND GRANTS WRITTEN-OFF / FORGIVEN

Below is a summary of the loans and grants written off or forgiven during the period of October 1, 2018 – December 31, 2018.

Loan Type	\$ Forgiven Principal Per Terms of Loan	\$ Forgiven Interest Per Terms of Loan	\$ Service Released	\$ Written Off	Total
Multifamily Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Rehabilitation 1 - 4 Units	\$ 78,000	\$ -	\$ -	\$ -	\$ 78,000
First Time Homebuyer	\$ -	\$ 25,262	\$ -	\$ -	\$ 25,262
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 78,000	\$ 25,262	\$ -	\$ -	\$ 103,262

**Written Off loans are a result of default activity, i.e., bankruptcy, foreclosure or short sale.*

5. 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 December 31, 2018, the loans in default are as follows:

FY19 Q2	# 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	\$ 44,276	0.32%	2	0
First-Time Homebuyer	5	\$ 210,390	0.42%	5	0
Affordable For-Sale Housing	3	\$ 380,751	0.59%	3	0
La Mesa First-Time Homebuyer	0	\$ -	0.00%	0	0
TOTAL	10	\$ 635,417	0.15%	10	0

6. DISPOSITION OF FORECLOSED PROPERTIES

During the second quarter of Fiscal Year 2019, there were no loans lost through foreclosure.

Respectfully submitted,

Sujata Raman

Sujata Raman
Director of Housing Finance Loan Programs
Real Estate Division

Approved by,

Jeff Davis

Jeff Davis
Executive Vice President and Chief of Staff
San Diego Housing Commission

Hard copies are available for review during business hours at the security information desk in the main lobby of the San Diego Housing Commission offices at 1122 Broadway, San Diego, CA 92101 and at the Office of the San Diego City Clerk, 202 C Street, San Diego, CA 92101. You may also review complete docket materials in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at www.sdhc.org.