



SAN DIEGO
HOUSING
COMMISSION

INFORMATIONAL REPORT

DATE ISSUED: January 2, 2020

REPORT NO: HCR20-011

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of January 10, 2020

SUBJECT: County of San Diego First Time Homebuyer Program Administration Informational Report

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON PART OF THE HOUSING COMMISSION

SUMMARY

In February 2014, the County of San Diego (County) HOME Consortium asked the San Diego Housing Commission (Housing Commission) to administer its First-Time Homebuyer (FTHB) Program. On August 1, 2014, the Housing Commission Board approved the administration of the County FTHB Program (HCR14-057), and on August 21, 2014, the Housing Commission entered into a Contract for Management and Implementation of a HOME Investment Partnerships Program Grant Project (Contract). The Contract shall remain in effect until terminated by either party and is renewed each Fiscal Year with a new program budget.

The Housing Commission received a setup fee to cover attorney costs, staff expenses, lender trainings, and marketing of the County FTHB program. In addition, the Housing Commission receives reimbursement for staff administration, underwriting and processing costs for each loan.

The County FTHB program offers eligible households earning up to 80 percent of San Diego's Area Median Income (currently \$85,600 per year for a family of 4) a down payment and closing cost assistance loan to help with the purchase of a single-family home, condominium or townhome located in an unincorporated area of the County or within the cities of Carlsbad, Encinitas, La Mesa, San Marcos, Santee, Vista, Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway or Solana Beach. The County's loan has a 30-year term, accrues 3 percent simple interest, and is fully deferred until the end of the term or upon sale, non-owner occupancy or cash out refinance.

Housing Commission staff administers all aspects of the new loan production with the exception of loan funding, which is handled by the County. Staff is responsible for processing, underwriting, document preparation, coordinating the funding and loan closing, and file closeout. The Housing Commission does not manage the funds or provide loan servicing for the County loans.

During fiscal years 2015 thru 2019, the Housing Commission assisted the County in committing \$13,422,568 in funding to assist 196 families. The following table summarizes the County FTTHB activities over the four years of program operations:

County of San Diego First Time Homebuyer Program	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
No. of Families Assisted	42	48	44	35	27	196
Budget	\$5,255,539	\$4,532,712	\$4,971,999	\$3,615,163	\$2,411,432	\$ 20,786,845
Assistance to Buyers	\$2,804,453	\$3,292,123	\$3,039,881	\$2,272,933	\$2,013,178	\$ 13,422,568
Administrative Reimbursement	\$ 100,660	\$ 87,380	\$ 77,760	\$ 56,620	\$ 50,010	\$ 372,430
Balance / Carryforward	\$2,350,426	\$1,153,209	\$1,854,358	\$1,285,610	\$ 348,244	

*Annual budget includes the carryover balance from the previous fiscal year, the new contract amount allocated at the beginning of each fiscal year, and any budget amendments during the fiscal year.

Beginning in fiscal year 2020, the activity for the County of San Diego program will be included in the Status of Loan Portfolio Quarterly Report.

Respectfully submitted,

Carrie Tapia

Carrie Tapia
 Housing Programs Manager
 Real Estate Division

Approved by,

Jeff Davis

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

Hard copies are available for review during business hours 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 on the San Diego Housing Commission website at www.sdhc.org.