



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: May 1, 2020

HCR 20-039

SUBJECT: Proposed Fiscal Year 2021 Affordable Housing Fund Annual Plan

COUNCIL DISTRICT: Citywide

ORIGINATING DEPARTMENT: Finance

CONTACT/PHONE NUMBER: Tracey McDermott (619) 578-7737

REQUESTED ACTION:

Recommend that the San Diego City Council approve the proposed Fiscal Year 2021 City of San Diego Affordable Housing Fund Annual Plan (Annual Plan) as presented in this report, the release of restrictions for discontinued funding sources for the Affordable Housing Fund, and the allocation of said discontinued funds toward activities in the proposed Annual Plan.

EXECUTIVE SUMMARY OF KEY FACTORS:

- This is a request to approve the Proposed Fiscal Year 2021 (FY 2021) Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$67,774,825 in anticipated funds (also included in the FY 2021 Housing Commission Proposed Budget) and the proposed Model Programs.
- SDHC staff is recommending the following actions on discontinued funding sources:
 - Release restrictions to allow Transient Occupancy Tax (TOT) funds to be expended on any Housing Trust Fund (HTF) activity.
 - Release restrictions to allow Redevelopment funds to be expended on any HTF activity in the downtown San Diego area.
 - Release restrictions to allow Housing Rehabilitation Trust Fund funds to be expended on any HTF activity.
- San Diego Housing Commission (Housing Commission) staff is recommending the following changes to the Model Programs: add the Flexible Housing and Shallow Subsidy Programs, which help individuals and families who are experiencing homelessness obtain and maintain permanent housing.
- The estimated affordable housing production impact would be: 1) Gap financing for approximately 369 rental units created for very low-income households; 2) 45 low- to median-income first-time homebuyers assisted; 3) 138 transitional housing beds provided for very low-income, formerly homeless individuals and families; 4) 156 Interim Housing Beds for extremely low to low-income households; 5) assistance to 100 households through rapid rehousing; 6) 850 households housed through the Landlord Engagement Program and 7) 200 households diverted out of the homeless system through the Prevention and Diversion Program.



REPORT

DATE ISSUED: April 23, 2020

REPORT NO: HCR20-039

ATTENTION: Chair and Members of the San Diego Housing Commission
for the Agenda of May 1, 2020

SUBJECT: Proposed Fiscal Year 2021 Affordable Housing Fund Annual Plan

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

Recommend that the San Diego City Council approve the proposed Fiscal Year 2021 City of San Diego Affordable Housing Fund Annual Plan (Annual Plan) as presented in this report, the release of restrictions for discontinued funding sources for the Affordable Housing Fund, and the allocation of said discontinued funds toward activities in the proposed Annual Plan.

STAFF RECOMMENDATION

That the San Diego Housing Commission (Housing Commission) recommend that the San Diego City Council (City Council) take the following actions:

1. Approve the Proposed Fiscal Year 2021 (FY 2021) City of San Diego Affordable Housing Fund (AHF) Annual Plan (Annual Plan) Program Activity Allocation of \$67,774,825 in anticipated funds (also included in the FY 2021 Housing Commission Proposed Budget) and the proposed Model Programs; and
2. Authorize the President & Chief Executive Officer (President & CEO) of the Housing Commission to reallocate funds among the proposed Model Programs included in the FY 2021 AHF Annual Plan in response to market demands and opportunities.

SUMMARY

On June 3, 2003, the City Council amended San Diego Municipal Code (Municipal Code) Chapter 9, Article 8, Division 5 (Code) to create an Affordable Housing Fund. It was created to meet, in part, the housing needs of the City of San Diego's (City) very low-, low-, and median-income households and has two permanent, annually renewable funding sources:

1. Inclusionary Housing Fund (IHF), which is funded from fees charged to residential development; and
2. Housing Trust Fund (HTF), which is funded from fees charged to commercial development.

There are also several sources of AHF revenue discontinued as primary revenue sources between 1993 and 1997 that continue to generate AHF revenue through loan repayments and interest. Such funds include the Transient Occupancy Tax (TOT), Redevelopment Funds and the Housing Rehabilitation Trust Fund, each of which have restrictions on their use, as described below.

Fund	Description	Restrictions
Transient Occupancy Tax (TOT) Funds	In FY 1991 and FY 1992, a percentage of the increase in the City’s TOT was dedicated to the Housing Trust Fund to be used for all Housing Trust Fund activities. In FY 1993, the City Council removed TOT as a source of funds. Since then, the Housing Commission did not receive any grants from the City. TOT revenue was to be replaced with Redevelopment funds.	TOT may be used for any HTF activity.
Redevelopment Funds	The Redevelopment Agency provided funds to the Housing Trust Fund for projects that serve families with very low incomes. Funded projects must be located in the geographic jurisdiction of the Centre City Development Corporation or to be determined by the Redevelopment Agency to directly benefit residents of the Centre City area. Revenue was intended to replace the discontinued TOT revenue, but was only received in FY 1993 and FY 1995. Funding ended in FY 1995. The funds previously received were used to provide development loans to nonprofit organizations for low-income housing developments within the Centre City area.	Funds may be used only for rental housing finance in the downtown San Diego area.
Housing Rehabilitation Trust Fund	The Housing Rehabilitation Trust Fund was created in 1993 to provide funds for rehabilitation of owner-occupied properties. Funding ended in 1997. However, principal and interest repayments from loans funded in prior years are reported as program income; 90 percent are used for program expenses to provide new rehabilitation loans and 10 percent for administrative expenses.	Program income is restricted to rehabilitation activities.

The Municipal Code requires the Housing Commission to adopt an Annual Plan for the use of the AHF revenues and prescribes parameters for the distribution of those projected revenues. The AHF Annual Plan must include a description of all proposed programs to be funded, intended beneficiaries and the allocation of anticipated funds. The AHF Annual Plan must be presented to the Housing Commission and City Council for approval by June 30 of each year.

Staff has proposed the FY 2021 (July 1, 2020 – June 30, 2021) allocations in accordance with estimated available resources and previously approved policy objectives. All proposed allocations are estimates. Attachment 2 details the FY 2021 projected revenue and fund balances and provides descriptions of AHF revenue sources. Attachment 3 shows the proposed allocation of funds by activity, as well as production estimates. Actual allocations will depend on Housing Commission and City

Council final approvals, the timing of project applications, funding commitments and expenditure deadlines of other available funding sources. Attachment 4 shows approved and pending projects with funding from the AHF.

The proposed AHF Annual Plan (Attachment 1) describes the purpose and intent for the use of the AHF, descriptions on the uses of the two permanent sources of funds, fund allocations (inclusive of the reallocation of discontinued funds) and production.

Proposed Reallocation of Discontinued Funds

Housing Commission staff is recommending that an estimated \$6.6 million of discontinued fund revenue be reallocated for use among the activities detailed below, if approved in the FY 2021 Proposed Allocations.

Fund	Estimated Fund Balance	Restriction Release Requested
Transient Occupancy Tax (TOT) Funds	\$1,922,579	Expend funds to any HTF activity.
Redevelopment Funds	\$4,159,598	Expend funds to any HTF activity in any area of the City of San Diego with appropriate findings dealing with former project areas.
Housing Rehabilitation Trust Fund	\$469,594	Expend funds on any HTF activity.
Total	\$6,551,771	

The AHF Annual Plan also describes FY 2021 Model Programs. Each year the Model Programs are reviewed and updated in response to community needs and past performance. Model Programs reflect programs to which the investment of AHF funds is permitted, but is not required. In addition, they are not intended to preclude investment in an opportunity that is not specifically described in the Model Programs section. Only programs under consideration for the upcoming Annual Plan year as well as past programs are included in the Model Programs list.

Proposed Changes in the Model Programs

Housing Commission staff is recommending the following changes to the Model Programs:

1. Add the Flexible Housing Program, which helps individuals and families who are experiencing homelessness obtain and maintain permanent housing; and
2. Add the Shallow Subsidy Program, which helps individuals and families who are experiencing homelessness maintain permanent housing.

AFFORDABLE HOUSING IMPACT

If all anticipated FY 2021 funds are collected and allocated as proposed, the estimated affordable housing production impact would be: 1) Gap financing for approximately 369 rental units created for very low-income households; 2) 45 low- to median-income first-time homebuyers assisted; 3) 138 transitional housing beds provided for very low-income, formerly homeless individuals and families; 4) 156 Interim Housing Beds for extremely low to low-income households; 5) assistance to 100 households through rapid rehousing; 6) 850 households housed through the Landlord Engagement Program and 7) 200 households diverted out of the homeless system through the Prevention and

Diversion Program.

FISCAL CONSIDERATIONS

The proposed funding sources and uses approved by this action are included in the proposed FY 2021 Housing Commission budget. Approving this action will not change the FY 2021 Total Budget, but will allocate funding sources among uses as shown in the following table:

Proposed Allocation of FY2021 AHF Revenues - Activity Detail

Program/Activity/Funding Source	FY21 Budget	Production
Rental Housing Production: Rental Housing Finance <i>Affordable Rental Housing Production & Permanent Supportive Housing</i>		Unallocated Fund Balances may be allocated during the fiscal year in accordance with the code and subject to appropriate approval process.
<i>Prior Year Board Commitments</i>	\$24,288,274	
<i>FY20 NOFA (Earmarked)</i>	\$25,000,000	
<i>HTF Other - RDA</i>	\$4,159,598	
<i>HTF Other - Rehab</i>	\$469,594	287 units (represents new closings in FY 2021) and 82 units in development and for which funds were committed in a previous year
<i>Inclusionary</i>	3,002,838	
<i>Inclusionary</i>	\$1,077,421	
<i>Program Funds (HTF Other - TOT)</i>	\$1,922,579	
<i>Companion Unit Loans</i>		
<i>Inclusionary</i>	\$500,000	Up to 5 units
TOTAL	\$60,420,304	
Homeownership: <i>Deferred Payment loans;</i> <i>Closing Cost Assistance grants</i> <i>Inclusionary</i>	\$500,000	Up to 45 households
Homeless Housing Initiatives: Housing Innovations <i>Transitional Housing Grants</i> HTF Housing Impact Fee	\$433,810	138 transitional housing beds
<i>Interim Housing Grants</i> HTF Housing Impact Fee	\$420,000	156 interim housing beds, with approximately 43
<i>Rapid Rehousing Grants</i> <i>Inclusionary</i>	\$1,082,840	100 households served
Housing First San Diego 3.0 <i>Landlord Engagement</i> <i>Inclusionary</i>	\$1,646,094	850 households housed
<i>Prevention & Diversion</i> <i>Inclusionary</i>	\$682,500	200 households prevented from entering homelessness / diverted from the homeless system
<i>Family Reunification</i> <i>Inclusionary</i>	\$394,000	800 households served
TOTAL	\$4,659,244	
Capacity Building: <i>Homeless Housing Initiatives</i> <i>Inclusionary</i>	\$25,000	One to four trainings
	\$25,000	
Administration		
	\$2,160,277	Personnel, overhead, MOU expense
Administration - Legal		
	\$10,000	
TOTAL	\$67,774,825	

PREVIOUS COUNCIL and/or COMMITTEE ACTION

The San Diego City Council has adopted an AHF Annual Plan each year in accordance with the Municipal Code.

On December 10, 2019, the City Council voted 7-2 to approve Municipal Code amendments (Ordinance No. O-21167) to update the Inclusionary Housing Ordinance. The updated ordinance will require new residential and mixed-use developments to include 10 percent of the on-site rental units as affordable housing for individuals with income up to 60 percent of the Area Median Income. Alternative compliance measures include the ability to pay a fee of \$25 per square foot to support the development of affordable rental housing, development of inclusionary units off-site, rehabilitation of existing units, and land dedication. These provisions will be phased in over five years, beginning on July 1, 2020.

On March 8, 2016, the City Council voted 9-0 to approve Municipal Code amendments that would allow the payment of the Housing Impact Fees, which are charged to commercial developments, to be deferred from building permit issuance to final inspection through the use of a Fee Deferral Agreement. The Municipal Code revision implemented one of the requested changes in the Memorandum of Understanding between the Housing Commission and the Jobs Coalition, and is based on the existing City of San Diego fee deferral program for Facilities Benefit Assessments and Development Impact Fees.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS

Housing Commission staff attended community planning group meetings in Carmel Valley, Normal Heights, and Skyline-Paradise Hills. Staff gave a brief overview of the AHF, annual plan process and FY 2021 funding projections, with instructions on how to provide written comments. The public was able to submit written comments through March 27, 2020. The Housing Commission received no written comments.

KEY STAKEHOLDERS and PROJECTED IMPACTS

The beneficiaries of AHF programs are extremely low- to median-income households in the City of San Diego. Residential developers, nonprofit housing providers, and financial institutions may also be impacted by program changes.

ENVIRONMENTAL REVIEW

Approval of the FY 2021 AHF Annual Plan is not a project as defined by the California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15378(b)(4), as it is a government fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. The determination that this activity is not subject to CEQA, pursuant to Section 15060(c)(3), is not appealable and a Notice of Right to Appeal the Environmental Determination (NORA) is not required. To the extent that this action is determined to be a project it is exempt from the provisions of CEQA, 14 CCR § 15061(c) because the activity is covered by the common sense exemption because CEQA applies only to projects which have the potential for causing a significant effect on the environment. Here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is, therefore, not subject to CEQA. Approval of the Annual Plan is also exempt under the National Environmental Policy Act pursuant to Section 58.34(a)(2) and (3) of Title 24 of the Code of Federal Regulations.

Respectfully submitted,

Tracey McDermott

Tracey McDermott
Senior Vice President & Chief Financial Officer
Financial Services Department

Approved by,

Jeff Davis

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

Attachments:

- 1) San Diego Affordable Housing Fund Annual Plan Fiscal Year 2021
- 2) Projected Funding Sources FY 2021 Affordable Housing Fund Annual Plan
- 3) Proposed Allocation of FY 2021 AHF Revenues – Activity Detail
- 4) Summary of Approved and Pending Multifamily Development Loan Commitments

Docket materials are available online in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at www.sdhc.org.



SAN DIEGO
HOUSING
COMMISSION

Attachment 1

City of San Diego Affordable Housing Fund FY 2021 Annual Plan

Fiscal Year 2021
(July 1, 2020 – June 30, 2021)



Paseo La Paz

160 West Seaward Avenue – City Council District 8

137 Affordable Housing Units

\$6.9 million Affordable Housing Fund

Grand Opening: February 27, 2020



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CITY OF SAN DIEGO AFFORDABLE HOUSING FUND

Fiscal Year 2021 Annual Plan

INTRODUCTION

The City of San Diego Affordable Housing Fund (AHF) was created by the San Diego City Council (City Council) on June 3, 2003, as a permanent and annually renewable source of revenue to help meet the housing needs of the City of San Diego's (City) lower-income households. The City Council expressed the purposes of the AHF in San Diego Municipal Code Chapter 9, Article 8, Division 5 (Code):

- Meet a portion of the need for housing that is affordable to households with very low, low, and median incomes;
- Leverage every \$1 of City funds with \$2 of non-City capital funds;
- Support the City's Balanced Communities Policy by fostering a mix of family incomes in AHF-assisted developments and dispersing affordable housing developments throughout the City;
- Preserve and maintain affordable rental and ownership housing; and
- Encourage private sector activities that advance these goals.

The AHF Annual Plan (Annual Plan) implements the City Council's intent by adopting an overall strategy for use of the AHF. Development of the Annual Plan is guided by the San Diego Housing Commission's (SDHC) annual budget process.

The Annual Plan provides revenue forecasts and suggested Fiscal Year (FY) 2021 fund allocation and production estimates. Proposed fund allocation takes into consideration policy parameters set by the Code, availability and requirements of other affordable housing funding sources, and the goals and objectives set forth in SDHC's FY 2021 Budget.

The FY 2021 Annual Plan also includes a description of SDHC's Model Programs. Model Programs reflect programs to which the investment of AHF funds is permitted, but is not required. In addition, they are not intended to preclude investment in an opportunity that is not specifically described in the Model Programs section.

OVERVIEW

The AHF is composed of two permanent, annually renewable funding sources:

Housing Trust Fund (HTF)

HTF is funded from fees charged to commercial development. Per Section 98.0504 of the Code, HTF funds may be used in any manner, through loans, grants or indirect assistance for the production and maintenance of assisted units and related facilities.



Inclusionary Housing Fund (IHF)

IHF is funded from fees charged to residential development. The expenditure of IHF is governed by Section 98.0505 of the Code. Priority is given to the construction of new affordable housing stock. Funds may also be used for other programs if approved by City Council in the Annual Plan. SDHC monitors the revenue collected and is responsible for reinvesting the funds.

IHF also allows for funds to be expended on other programs administered by SDHC with City Council approval. Recognizing the significant need for affordable housing, including housing and services for homeless individuals, SDHC will invest the funds in the following activities:

➤ Rental Housing Production

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

Rental units shall be affordable at or below 65 percent of San Diego Area Median Income (AMI) for a minimum of 55 years, unless otherwise approved in the activities listed in the Model Programs. Some activities require that developers apply for funding via SDHC's Notice of Funding Availability (NOFA).

➤ Companion Unit Finance Pilot Program

Program to finance the construction of Companion Units. Financing may be achieved through various loan products.

➤ Homeownership Opportunities

Financing programs to encourage and increase homeownership opportunities for low- to median-income households at or below 100 percent of AMI. First-time homebuyers apply through participating lenders.

➤ Homeless Housing Activities

Homeless Housing Activities include funding for construction or rehabilitation of permanent supportive housing units, capitalized operating reserves for permanent supportive housing developments, transitional housing and interim housing operations support grants, and rapid rehousing. Funds are also spent on activities to provide housing for families and individuals at risk of or experiencing homelessness through programs like homelessness prevention, shelter diversion, and rapid rehousing.

Program Funds (HTF Other)

AHF revenues consist primarily of fees and loan repayments from the Inclusionary Housing Fund and the Housing Trust Fund. There are several sources of HTF revenue discontinued as primary revenue sources between 1993 and 1997 that continue to generate HTF revenue through loan repayments and interest. These sources are the

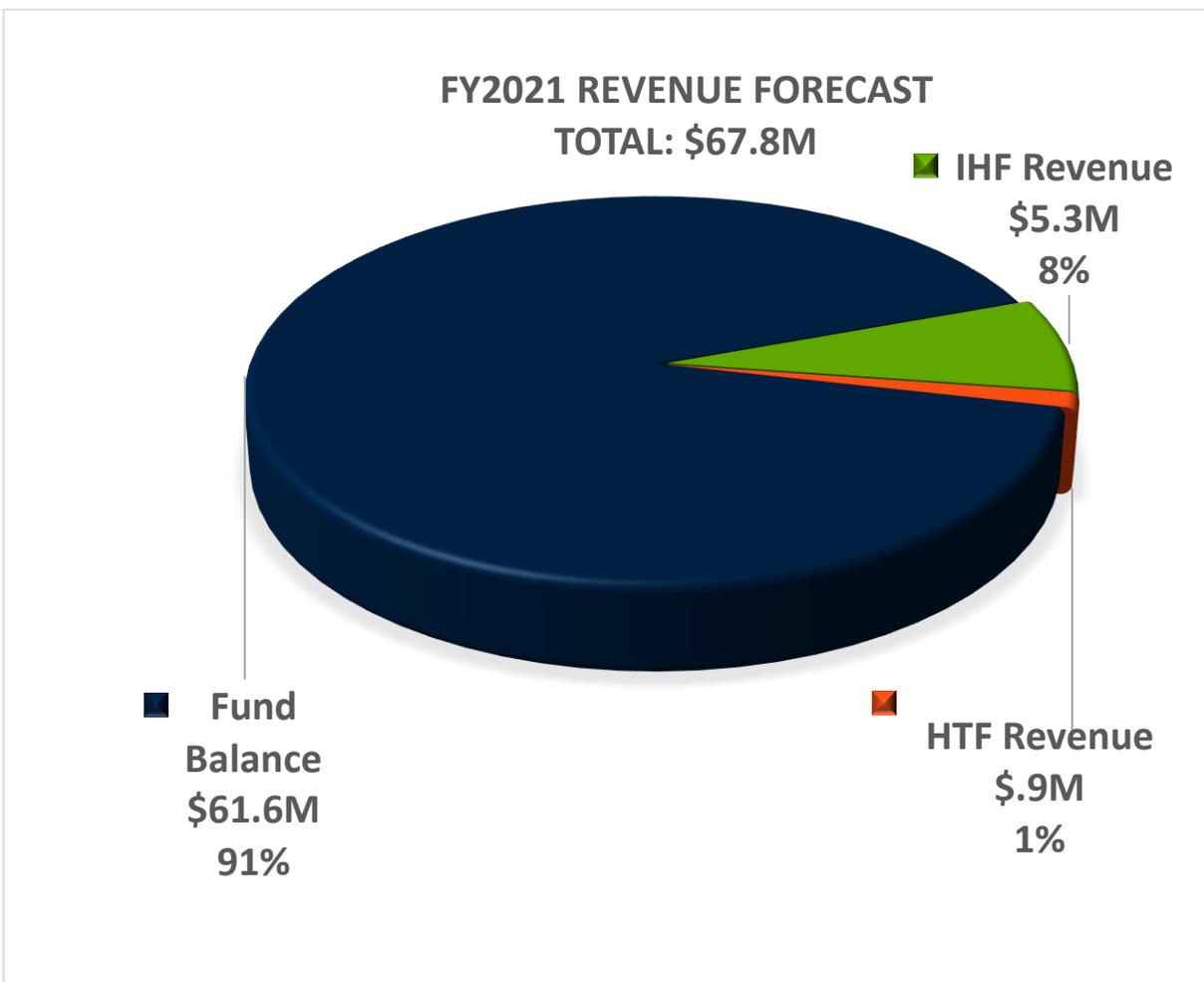


Transient Occupancy Tax (TOT) Funds, the Housing Rehabilitation Trust Fund, and the Redevelopments Funds. These funds will be reallocated to be used as approved in the FY 2021 Proposed Allocation.

FY 2021 AHF ANNUAL PLAN

Revenue Forecast

\$67.8 million is expected to be available in FY 2021, consisting of \$6.2 million in new revenue and loan repayments and 61.6 million in estimated fund balances. Of the fund balances, \$49.3 million is committed to affordable housing production through loans and through NOFAs (FY 2017 – FY 2020). The remaining fund balance is available to fund additional projects and activities. New revenue includes HTF Housing Impact Fees (also known as Commercial Linkage Fees) and IHF Fees.





Fund Allocation and Production

Funding recommendations are made in accordance with established SDHC policies and require approval of specific projects and activities by the SDHC Board of Commissioners and/or the Housing Authority of the City of San Diego (Housing Authority). Some discretionary transfer of funds between eligible activities is permitted, but all funding recommendations must be consistent with the Annual Plan and SDHC's budget process. The proposed allocation of AHF funds for FY 2021 is as follows:



Proposed Allocation of FY2021 AHF Revenues - Activity Detail

Program/Activity/Funding Source	FY21 Budget	Production
Rental Housing Production: Rental Housing Finance <i>Affordable Rental Housing Production & Permanent Supportive Housing</i>		Unallocated Fund Balances may be allocated during the fiscal year in accordance with the code and subject to appropriate approval process.
<i>Prior Year Board Commitments</i>	\$24,288,274	287 units (represents new closings in FY 2021) and 82 units in development and for which funds were committed in a previous year
<i>FY20 NOFA (Earmarked)</i>	\$25,000,000	
<i>HTF Other - RDA</i>	\$4,159,598	
<i>HTF Other - Rehab</i>	\$469,594	
<i>Inclusionary</i>	3,002,838	
Inclusionary Program Funds (HTF Other - TOT)	\$1,077,421 \$1,922,579	
<i>Companion Unit Loans</i> Inclusionary	\$500,000	Up to 5 units
TOTAL	\$60,420,304	
Homeownership: <i>Deferred Payment loans;</i> <i>Closing Cost Assistance grants</i> Inclusionary	\$500,000	Up to 45 households
Homeless Housing Initiatives: Housing Innovations <i>Transitional Housing Grants</i> HTF Housing Impact Fee	\$433,810	138 transitional housing beds
<i>Interim Housing Grants</i> HTF Housing Impact Fee	\$420,000	156 interim housing beds, with approximately 43
<i>Rapid Rehousing Grants</i> Inclusionary	\$1,082,840	100 households served
Housing First San Diego 3.0 <i>Landlord Engagement</i> Inclusionary	\$1,646,094	850 households housed
<i>Prevention & Diversion</i> Inclusionary	\$682,500	200 households prevented from entering homelessness / diverted from the homeless system
<i>Family Reunification</i> Inclusionary	\$394,000	800 households served
TOTAL	\$4,659,244	
Capacity Building: <i>Homeless Housing Initiatives</i> Inclusionary	\$25,000	One to four trainings
	\$25,000	
Administration	\$2,160,277	Personnel, overhead, MOU expense
Administration - Legal	\$10,000	
TOTAL	\$67,774,825	



MODEL PROGRAMS OVERVIEW

SDHC allocates funding on an annual basis among the various activities authorized by the Code. Model Programs change from time to time; they are not intended to preclude investment in an opportunity that is not specifically described in the Model Programs section.

The following is a general description of the possible investment activities planned for FY 2021. These activities are described more fully in Model Programs below.

Rental Housing Production

- *Rental Housing Finance – Affordable Housing*

Financing for developers of affordable housing units with below-market rents. This includes deferred loans, below-market interest rates, and matching funds for State, Federal, and private financing. SDHC's Affordable Housing Notice of Funding Availability (NOFA) contains additional information regarding SDHC's financial participation in affordable rental housing development, including new construction or acquisition with rehabilitation.

Financing for developers of affordable housing units nearing the end of the last regulatory term imposing affordable housing restrictions. Provides opportunities to assist in securing affordability covenants for up to an additional 15 years.

- *Permanent Supportive Housing*

Financing for developers of permanent supportive housing that serves people experiencing homelessness. This program includes deferred loans, below-market interest rates, revocable grants, and matching funds for State, Federal and private financing. SDHC's current Permanent Supportive Housing NOFA contains additional information regarding the SDHC's financial participation in housing development.

- *Preservation & Anti-displacement*

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.

- *Companion Unit Finance Pilot Program*

An amortized second trust deed loan program that would finance the construction of Companion Units. Financing may be achieved through various loan products. The intent is to increase housing production, improve financial self-sufficiency, avoid resident displacement, as well as to increase rental housing in high-opportunity neighborhoods.



Homeownership

Deferred loan and closing cost grant programs to help first-time homebuyers with the purchase of a home in the City of San Diego.

Homeless Housing Initiatives

SDHC's Homeless Housing Innovations Division administers and operates multiple housing initiatives that serve individuals and families experiencing homelessness or at risk of homelessness throughout the City of San Diego. This division oversees the City of San Diego's Homeless Shelters and Services Programs, as well as SDHC's strategic homelessness initiatives, such as the homelessness action plan HOUSING FIRST – SAN DIEGO.

- *Transitional Housing Grants*

A grant and loan program for nonprofit operators of transitional housing. Grants and loans may be used for the leasing or operating of transitional housing facilities, as well as improvements to existing leased facilities.

- *Interim Housing Grants*

SDHC administers, on behalf of the City of San Diego, interim housing programs with supportive services for individuals and families experiencing homelessness.

- *Rapid Rehousing Grants*

Financial assistance, rental assistance and case management services to help individuals and families experiencing homelessness to obtain and maintain permanent housing.

- *Landlord Engagement*

The program provides incentives and benefits to landlords with rental properties in the City of San Diego who rent to individuals and families experiencing homelessness.

- *Prevention and Diversion*

The program helps individuals and families who are at risk of or are newly experiencing homelessness in the City of San Diego avoid becoming or remaining homeless and prevent shelter stays.

- *Family Reunification*

The program's objective is to provide housing relocation assistance to individuals experiencing homelessness in the City of San Diego by connecting those individuals with family or other support systems, contributing to the regional goals of ensuring instances of homelessness are rare, brief and non-recurring.



Capacity Building

Technical assistance focused on increasing the capacity for service providers and development partners for permanent supportive housing.

Administration

Funds to provide reasonable compensation to the City of San Diego and SDHC for services related to the administration of the AHF and associated housing programs.

Legal

Expenses to obtain legal services and prepare loan and grant agreements and related documents.



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 of San Diego, administered by SDHC)

RENTAL HOUSING PRODUCTION	
Rental Housing Finance - 100% Affordable Project	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input checked="" type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	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). 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.
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 exceptions 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	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input checked="" type="checkbox"/> HOME <input checked="" type="checkbox"/> 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-, very low- and low-income individuals and families experiencing homelessness who are identified as needing permanent housing in a service-enhanced environment; selection of individuals must be identified via the Coordinated Entry System (CES) and be generally compatible with requirements of federal funding sources. CES is a process of community collaboration in which service providers utilize creative strategies to help meet people's needs. CES is a list of all of the people in the region experiencing homelessness, prioritized by community standards, to be referred to available housing inventory.
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 Underwriting	Loan may be originated as a construction or rehabilitation loan and converted into permanent financing. Subject to loan policies of SDHC unless specific exceptions as authorized by SDHC.
Application Method	Funds for program to be made available through NOFA.
Rental Housing Finance - Preservation & Anti-Displacement	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	One-time assistance to owners of rental housing for the purpose of extending expiring affordability restrictions or to preserve naturally affordable rents in rental housing without affordability restrictions, in order to alleviate the displacement of low-income individuals and families. Assistance granted will be provided to preserve the affordability of units for up to 15 years.
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 percent of 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 SDHC Board and Housing Authority for each project site.



City of San Diego Affordable Housing Fund – FY 2021 Annual Plan

Middle-Income Housing - Mixed -Income Projects	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> 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 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 Assessments submitted to SDHC and Civic San Diego, dated November 17, 2016 as well as Transit Priority Areas identified by the City of San Diego.</p>
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 balloon payment at maturity.
Loan Underwriting	Loan may be originated as a construction loans and converted into permanent financing. Subject to SDHC loan policies 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	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	An SDHC / City of San Diego partnership 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 would 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.
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 a 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; 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.



City of San Diego Affordable Housing Fund – FY 2021 Annual Plan

Companion Unit Finance Pilot Program	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	An amortized second trust deed loan program that would finance the construction of Companion Units, also known as Accessory Dwelling Units. Financing may be achieved through one or more of the following options: 1. Short-term construction loans from SDHC with permanent take-out financing from a bank; 2. Permanent loan financing from SDHC; or 3. Other, to-be-identified loan product, such as gap financing or loan guarantee programs.
Target Population	Financing options would be available to both Low-to- Moderate Income (LMI) and non-LMI homeowners who meet program eligibility and underwriting guidelines. Household AMIs and affordability terms are determined by the available funding source. Completed Companion Units may meet the following affordability criteria: 1. Rented to Section 8 Housing Choice Voucher holders or restricted to tenants with 30 percent, 60 percent, 80 percent, and/or 100 percent of AMI for the duration of a defined affordability period (potentially 7 – 15 years) if homeowner is non- LMI 2. Non-rent restricted Companion Units if homeowner is LMI (up to 100% AMI) (as CU may be considered to be naturally occurring affordable housing) By including both LMI and non-LMI homeowners, the intent is to increase housing production, improve financial self-sufficiency, avoid resident displacement, as well as to increase rental housing in high-opportunity neighborhoods.
Loan Terms	Permanent Loan option: Loans would be amortized with principal paid in equal payments throughout the loan term, which corresponds to the affordability term and is determined by the funding source and homeowner AMI. Construction-to-Permanent option: Bank, as the permanent lender, would take out (and refinance) SDHC’s short-term construction loan upon construction completion. • Construction Loan Interest Rate: 0-1 percent until take-out • Permanent Loan Interest Rate: Ranges from 1-3 percent
Loan Underwriting	Subject to loan policies of SDHC unless specific exceptions as authorized by SDHC.
Application Method	Homeowners apply directly to SDHC. Applications are underwritten and approved by SDHC staff.
HOMEOWNERSHIP PROGRAMS	
3% Interest, Deferred-Payment Loan Program	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input checked="" type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	A deferred-payment, 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.
Target Population	The loan program targets households earning up to 80% AMI that meet program eligibility and underwriting guidelines. The household AMI is determined by the available funding source.
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.
Loan Underwriting	Subject to loan policies and guidelines 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	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input checked="" type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	A closing cost assistance program for first-time homebuyers provides up to 4 percent of the purchase price – not to exceed \$10,000. This assistance is to be used toward the closing costs related to the purchase of a home in the City of San Diego.
Target Population	Households earning up to 100 percent of AMI that meet program eligibility and underwriting guidelines. The household AMI limit is determined by the available funding source.
Terms	Borrowers earning up to 80 percent of AMI receive the assistance in the form of a grant, which is forgiven upon close of escrow. No repayment is required. Borrowers earning 80 to 100 percent of AMI receive the assistance in the form of a loan, which is forgiven after six years.
Application Method	Purchasers apply through participating lenders. Applications are underwritten and approved by SDHC staff.



HOMELESS HOUSING INITIATIVES	
City of San Diego Emergency Shelters	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> 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	Individuals, families, transitionally-aged youth and veterans experiencing homelessness.
Terms	Average length of stay goal: 90 days
Application Method	If partnering with a third-party operator, funds will be made available through RFP
City of San Diego Bridge Shelters	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	SDHC administers, on behalf of the City of San Diego, bridge shelters that provide temporary housing and appropriate services needed to expedite placement into permanent housing, using the principles of Housing First, contributing to the regional goals of ensuring instances of homelessness are rare, brief, and non-recurring
Target Population	Individuals, families, transitionally-aged youth and veterans experiencing homelessness.
Terms	Average length of stay goal: 90 days
Application Method	If partnering with a third-party operator, funds will be made available through RFP
City of San Diego Interim Housing Programs	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	SDHC administers, on behalf of the City of San Diego, interim housing programs with supportive services for individuals and families experiencing homelessness, 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	Individuals, families, and veterans experiencing homelessness.
Terms	Average length of stay goal: 90 days
Application Method	If partnering with a third-party operator, funds will be made available through RFP
Transitional Housing	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	A grant and loan program for nonprofit operators of transitional housing. Grants and loans may be used for the leasing or operating of transitional housing facilities, as well as improvements to existing leased facilities.
Target Population	Families and individuals experiencing homelessness.
Terms	Up to 24 months
Application Method	Funds for program to be made available through RFP or NOFA
Transitional Project-Based Rental Assistance for San Diegans Experiencing Homelessness	
Eligible Funding	<input type="checkbox"/> HTF <input type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	Rental assistance funds are issued to a partnering agency providing supportive services to individuals experiencing homelessness while appropriate housing solutions are identified.
Target Population	Families and individuals experiencing homelessness.
Terms	Assistance can range from 3 months to 24 months
Application Method	If partnering with a third-party operator, funds will be made available through RFP



City of San Diego Affordable Housing Fund – FY 2021 Annual Plan

Rapid Rehousing	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	Financial assistance, rental assistance and case management services to help individuals and families experiencing homelessness to obtain and maintain permanent housing. Assistance may include temporary rental assistance, security deposits, move-in assistance, utility assistance, and case management.
Target Population	Individuals and families experiencing homelessness. At enrollment to program, at or below 80 percent of AMI for Inclusionary, Moving to Work (MTW) and SDHC Real Estate funding sources. Below 50 percent of AMI for HTF (Linkage).
Terms	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 RFP
Federal Sponsor-Based Housing Vouchers Program	
Eligible Funding	<input type="checkbox"/> HTF <input type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	A rental assistance program program for homeless individuals in partnership with service providers
Target Population	Families and individuals experiencing homelessness
Terms	Indefinite (subject to federal funding)
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 help San Diegans experiencing homelessness to help pay for their housing
City of San Diego’s Year-Round Day Center Services	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	Individuals experiencing homelessness are provided with basic needs assistance, such as laundry facilities, showers, mail, case management, storage, and referral services. Funds may be allocated toward capital repair expenses and building/site improvements at Day Center facilities. Locations include, but are not limited to, the Day Center Facility for Homeless Adults, formerly known as Neil Good Day Center.
Target Population	Individuals experiencing homelessness
Terms	Day-time, year-round
Application Method	If partnering with a third-party operator, funds will be made available through RFP
Regional Task Force on the Homeless (RTFH) Support	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> 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 San Diegans experiencing homelessness
Application Method	If partnering with a third-party operator, funds will be made available through RFP
Landlord Engagement and Assistance Program (LEAP)	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	LEAP, as a part of HOUSING FIRST - SAN DIEGO, SDHC’s homelessness action plan, provides incentives and benefits to landlords with rental properties in the City of San Diego (ZIP codes that begin with 921 and ZIP code 92037, excluding 92118 and 92178) who rent to individuals and families experiencing homelessness. In addition, landlords with rental properties in the City of National City (ZIP Code 91950) can rent to veterans who received federal rental housing vouchers through the Veterans Affairs Supportive Housing (VASH) program and participate in LEAP.
Target Population	Individuals and families who are either imminently at risk of homelessness or experiencing homelessness who are at or below 80 percent of AMI.
Application Method	If partnering with a third-party operator, funds will be made available through RFP



City of San Diego Affordable Housing Fund – FY 2021 Annual Plan

Homelessness Prevention & Diversion	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	Homelessness Prevention and Diversion assistance, which also is part of HOUSING FIRST – SAN DIEGO, will help individuals and families who are at risk of or are newly experiencing homelessness in the City of San Diego avoid becoming or remaining homeless and prevent shelter stays. The program includes short-term financial assistance and light-touch case management.
Target Population	Prevention targets those who are at imminent risk of homelessness, while diversion targets individuals who are newly homeless and as they may be applying for entry into a homeless shelter. Prevention helps individuals and families maintain their current housing situation or move into a new housing situation. Diversion helps individuals and families stay out of the shelter system by identifying alternative housing. Both populations must be at or below 80 percent of AMI.
Application Method	If partnering with a third-party operator, funds will be made available through RFP
Family Reunification Program	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	The program's objective is to provide housing relocation assistance to individuals experiencing homelessness in the City by connecting those individuals with family or other support systems, contributing to the regional goals of ensuring instances of homelessness are rare, brief and non-recurring. The program provides one-way, one-time transportation assistance services to participations who wish to reunify with family or other support systems in a distant part of the continental United States. Households must be at or below 80 percent of AMI
Target Population	Family Reunification targets those individuals who are experiencing homelessness in the City of San Diego whose homelessness can be resolved through reunification with family or other support systems.
Application Method	If partnering with a third-party operator, funds will be made available through RFP
Coordinated Outreach	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	Coordinated Outreach expands support and coordination among street outreach efforts to: 1) Connect individuals and families experiencing unsheltered homelessness to available housing resources; 2) Incorporate data-driven strategies into existing outreach efforts; 3) Track accepted and declined offers of shelter or other assistance; 4) Connect those performing outreach with information on real-time opportunities and availability; and 5) Work directly and strategically with those who have been known to "turn down" services
Target Population	Individuals and families experiencing homelessness. At or below 80 percent of AMI for Inclusionary; below 50 percent of AMI for HTF (Linkage)
Application Method	If partnering with a third-party operator, funds will be made available through RFP
SDHC Moving On Rental Assistance Program	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	The SDHC Moving On Rental Assistance Program, one of the programs of HOUSING FIRST – SAN DIEGO, provides affordable housing solutions to families and individuals who previously experienced homelessness who are ready to transition out of permanent supportive housing, but who still need rental assistance. Rental assistance is provided through a federal 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 individuals who previously experienced homelessness 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 individuals experiencing homelessness with greater needs. SDHC Moving On Rental Assistance is an SDHC partnership with the County of San Diego Behavioral Health Service Division.
Target Population	Low-income households with income at or below 80 percent of AMI who previously experienced homelessness
Terms	Permanent
Application Method	Applicants must be enrolled in a full service partnership program and referrals sent by identified community partners.



Flexible Housing Program	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	Flexible Housing, which also is part of HOUSING FIRST – SAN DIEGO, will help individuals and families who are experiencing homelessness obtain and maintain permanent housing in the City of San Diego. The program includes one-time financial assistance to remove immediate barriers to obtaining housing including but not limited to housing, employment, education and transportation costs; limited rental assistance and light-touch case management services.
Target Population	Individuals and families experiencing homelessness. At enrollment to program, at or below 80 percent of AML.
Terms	Assistance can be up to one year
Application Method	If partnering with a third-party operator, funds will be made available through RFP

Shallow Subsidy Program	
Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	Shallow subsidy, which also is part of HOUSING FIRST – SAN DIEGO, will help individuals and families who are experiencing homelessness maintain permanent housing in the City of San Diego. The program includes shallow/flat rental assistance.
Target Population	Individuals and families experiencing homelessness. At enrollment to program, at or below 80 percent of AML.
Terms	Duration of subsidy depends on each household's level of need
Application Method	If partnering with a third-party operator, funds will be made available through RFP

CAPACITY BUILDING PROGRAM

Eligible Funding	<input checked="" type="checkbox"/> HTF <input checked="" type="checkbox"/> INCL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> OTHER
Scope	A technical assistance and capacity building program that will: 1) 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 and 2) Assist homelessness 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. Homelessness service providers.
Terms	Grant is for the delivery of technical assistance and capacity building services to housing developers and homelessness service providers. Scope of work will be articulated in contract documents.
Application Method	Funds to be made available through RFP or SDHC contract policy



INCOME AND RENT CALCULATIONS

SAN DIEGO HOUSING COMMISSION (SDHC) PAYMENT STANDARDS AND INCOME LIMITS

Area	SRO	0 bdrm	1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm	6 bdrm	7 bdrm	8 bdrm
Choice Communities (92106, 92108, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92127, 92128, 92129, 92130, 92131, & 92037)	\$1,090	\$1,453	\$1,610	\$2,091	\$2,869	\$3,328	\$3,827	\$4,325	\$4,826	\$5,045
Enterprise Communities (92101, 92103, 92107, 92109, 92110, 92111, 92117, 92139, & 92145)	\$983	\$1,311	\$1,451	\$1,883	\$2,709	\$2,925	\$3,364	\$3,803	\$4,241	\$4,679
Signature Communities (92102, 92104, 92105, 92113, 92114, 92115, 92116, 92154, & 92173)	\$811	\$1,080	\$1,232	\$1,495	\$2,180	\$2,629	\$3,023	\$3,418	\$3,813	\$4,205

VASH 2020 Payment Standards

Area	SRO	0 bdrm	1 bdrm	2 bdrm	3 bdrm	4 bdrm	5 bdrm	6 bdrm	7 bdrm	8 bdrm
VASH Choice Communities (92106, 92108, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92127, 92128, 92129, 92130, 92131, & 92037)	\$1,308	\$1,744	\$1,932	\$2,509	\$3,443	\$3,994	\$4,592	\$5,190	\$5,791	\$6,054
VASH Enterprise Communities (92101, 92103, 92107, 92109, 92110, 92111, 92117, 92139, & 92145)	\$1,180	\$1,573	\$1,741	\$2,260	\$3,251	\$3,510	\$4,037	\$4,564	\$5,089	\$5,615
VASH Signature Communities & National City (92102, 92104, 92105, 92113, 92114, 92115, 92116, 92154, 92173 & 91950)	\$973	\$1,296	\$1,478	\$1,798	\$2,616	\$3,155	\$3,628	\$4,102	\$4,576	\$5,046

2020 San Diego Median Income (AMI): \$92,700

2020 Income Limits	Family Size							
	1	2	3	4	5	6	7	8
Low 80% AMI	\$64,700	\$73,950	\$83,200	\$92,400	\$99,800	\$107,200	\$114,600	\$122,000
Very Low 50% AMI	\$40,450	\$46,200	\$52,000	\$57,750	\$62,400	\$67,000	\$71,650	\$76,250
Extremely Low 30% AMI	\$24,300	\$27,750	\$31,200	\$34,650	\$37,450	\$40,200	\$43,000	\$45,750

Updated: 4/6/20



Projected Funding Sources
FY 2021 Affordable Housing Fund Annual Plan

The Housing Trust Fund (HTF)

- Housing Impact Fee
- Loan Repayments:
 - HTF;
 - Housing Rehabilitation HTF;
 - Redevelopment Funds;
 - Transient Occupant Tax (TOT); and
 - State Local Housing Trust Fund Program (LHTFP)

The Inclusionary Housing Fund

- Affordable Housing Fees (Residential Development)
- Loan Repayments

Fund	Projected Fund Balances	Projected FY21 New Funding	Total FY21 Funds
HTF - Housing Impact Fees and Repayments	\$15,351,957	\$856,493	\$16,208,450
HTF - Other HTF Funds (loan repayments)	\$6,551,771	\$0	\$6,551,771
Inclusionary Housing Fund - Inclusionary Fees and Repayments	\$39,701,238	\$5,313,366	\$45,014,604
TOTAL, ALL FUNDS	\$61,604,966	\$6,169,859	\$67,774,825

Description of HTF Funds:

Housing Impact Fees: Sole source of new HTF funds: Commercial Impact Fees.

Other HTF Funds:

Local Housing Trust Fund Program (LHTFP): Initial source was a State match grant, which was expended. A new grant was awarded and included in FY16 funding. Fund balance consists of loan repayments and interest.

HTF Program Funds: Rehabilitation loan repayments that were recycled into the HTF.

Redevelopment: The HTF received Redevelopment funds in FY93 and FY95 (See TOT below).

TOT: At its 1990 inception the HTF received a portion of TOT funds. TOT funding ceased in 1992 and was replaced with Redevelopment funds in FY93. Repayments of loans are recycled into the HTF.



Proposed Allocation of FY2021 AHF Revenues - Activity Detail

Program/Activity/Funding Source	FY21 Budget	Production
Rental Housing Production: Rental Housing Finance <i>Affordable Rental Housing Production & Permanent Supportive Housing</i>		Unallocated Fund Balances may be allocated during the fiscal year in accordance with the code and subject to appropriate approval process.
<i>Prior Year Board Commitments</i>	\$24,288,274	
<i>FY20 NOFA (Earmarked)</i>	\$25,000,000	
<i>HTF Other - RDA</i>	\$4,159,598	
<i>HTF Other - Rehab</i>	\$469,594	287 units (represents new closings in FY 2021) and 82 units in development and for which funds were committed in a previous year
<i>Inclusionary</i>	3,002,838	
<i>Inclusionary</i>	\$1,077,421	
<i>Program Funds (HTF Other - TOT)</i>	\$1,922,579	
<i>Companion Unit Loans</i>		
<i>Inclusionary</i>	\$500,000	Up to 5 units
TOTAL	\$60,420,304	
Homeownership: <i>Deferred Payment loans;</i> <i>Closing Cost Assistance grants</i> <i>Inclusionary</i>	\$500,000	Up to 45 households
Homeless Housing Initiatives: Housing Innovations <i>Transitional Housing Grants</i> HTF Housing Impact Fee	\$433,810	138 transitional housing beds
<i>Interim Housing Grants</i> HTF Housing Impact Fee	\$420,000	156 interim housing beds, with approximately 43
<i>Rapid Rehousing Grants</i> <i>Inclusionary</i>	\$1,082,840	100 households served
Housing First San Diego 3.0 <i>Landlord Engagement</i> <i>Inclusionary</i>	\$1,646,094	850 households housed
<i>Prevention & Diversion</i> <i>Inclusionary</i>	\$682,500	200 households prevented from entering homelessness / diverted from the homeless system
<i>Family Reunification</i> <i>Inclusionary</i>	\$394,000	800 households served
TOTAL	\$4,659,244	
Capacity Building: <i>Homeless Housing Initiatives</i> <i>Inclusionary</i>	\$25,000	One to four trainings
	\$25,000	
Administration	\$2,160,277	Personnel, overhead, MOU expense
Administration - Legal	\$10,000	
TOTAL	\$67,774,825	



ATTACHMENT 4

Summary of Approved Multifamily Development In Process

Project	Council District	Affordable Rental Units	FY21 Budget Housing Impact Fees	FY21 Budget Inclusionary Fees	FY21 Budget Program Funds
Encanto Village	4	65	\$ -	\$ 50,000	\$ -
Fairmount Family (Bluewater)	7	79	\$ -	\$ 475,000	\$ -
San Ysidro PSH (Jamboree)	8	64	\$ 100,000	\$ 1,600,000	\$ -
San Ysidro Senior Village	8	50	\$ -	\$ 60,000	\$ -
The Beacon	3	43	\$ -	\$ 300,000	\$ -
Twain Veterans (Stella)	7	79	\$ -	\$ 740,000	\$ -
Villa Encantada	4	66	\$ -	\$ 375,000	\$ -
San Ysidro Family (Paseo La Paz)	8	137		\$ 915,000	
West Park	3	46	\$ 593,274		
Ulric Street Apts	7	95		\$ 5,500,000	
Benson Place (Hollister)	8	82	\$ 100,000		
The Ivy	6	52	\$ 100,000	\$ 1,400,000	
Trinity Place	7	73		\$ 200,000	
14th & Commercial	3	323		\$ 537,500	
14th & Co VHHP	3	80		\$ 1,137,500	
East Block Senior Apts	9	115	\$ -	\$ 1,250,000	
Ventana Al Sur	8	100		\$ 4,400,000	
Hilltop & Euclid	4	111		\$ 4,250,000	
Vista Del Puente	9	51	\$ -	\$ 205,000	\$ -
Sub-Total		1926		\$24,288,274	

Summary of Pending Multifamily Development Loan Commitments

FY 20 NOFA Project TBD			\$ -	\$ 25,000,000	\$ -
Sub-Total				\$25,000,000	

Summary of Other Prior Year Funds Available

Program Funds - HTF Other			\$ -	\$ -	\$ 6,551,771
Inclusionary				\$ 5,764,921	
Sub-Total				\$12,316,692	

TOTAL

\$61,604,966