



EXECUTIVE SUMMARY

HOUSING COMMISSION EXECUTIVE SUMMARY SHEET

MEETING DATE: October 16, 2020

HCR20-094

SUBJECT: Application for State of California CalHome Program Funds

COUNCIL DISTRICT(S): Citywide

ORIGINATING DEPARTMENT: Real Estate

CONTACT/PHONE NUMBER: Sujata Raman (619) 578-7406

REQUESTED ACTION:

Approve the submission of an application to the California Department of Housing and Community Development for up to \$5 million in funding from the CalHome General Program in support of the First-Time Homebuyer Program.

EXECUTIVE SUMMARY OF KEY FACTORS:

- On August 31, 2020, the California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for several activities, including First-Time Homebuyer Mortgage Assistance.
- Funding under this NOFA is provided from the Affordable Housing Bond Act Trust Fund of 2018. Applications under this NOFA are due to HCD no later than October 29, 2020.
- The maximum application amount is \$5 million, and HCD will provide funding to cover activity delivery fees (administrative costs) of up to 10 percent of the total award amount. Per the NOFA, HCD will announce awards in February 2021.
- Funding under this CalHome award would be deployed through the Housing Commission's existing First-Time Homebuyer Program, through which eligible households earning up to 80 percent of AMI (currently \$92,400 for a family of four) may receive a deferred payment loan of up to 17 percent of the purchase price, at 3 percent simple interest.
- In Fiscal Year 2020, the average deferred payment loan funded by the Housing Commission was \$66,624. Provided the average loan amount remains consistent, the infusion of \$5 million in first-time homebuyer program funds will benefit approximately 60 low-income families.
- Since 2001, the Housing Commission has received seven awards from HCD, totaling \$8 million. The latest allocation of CalHome funds, totaling \$1.5 million, was approved by HCD in June 2013 and received in December 2013.
- The Housing Commission services loans made with CalHome funds and upon repayment, the funds cycle back to the First-Time Homebuyer Program to be redeployed to eligible homebuyers.
- Staff recommend that the Housing Commission recommend that the Housing Authority of the City of San Diego approve the submission of an application to HCD for up to \$5 million in CalHome Program funds.



REPORT

DATE ISSUED: November 5, 2020

REPORT NO: HCR20-094

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of November 13, 2020

SUBJECT: Application for State of California CalHome Program Funds (Citywide)

COUNCIL DISTRICT: Citywide

REQUESTED ACTION

Approve the submission of an application to the California Department of Housing and Community Development for up to \$5 million in funding from the CalHome General Program in support of the First-Time Homebuyer Program.

STAFF RECOMMENDATION

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

- 1) Approve the submission of an application to the California Department of Housing and Community Development (HCD) for up to \$5 million in CalHome Program funds;
- 2) Authorize the Housing Commission's President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form approved by General Counsel, and to take such actions as are necessary and/or appropriate to implement these approvals; and
- 3) Authorize such budget amendments as are necessary to allow for the utilization of any CalHome Program Funds, if any.

SUMMARY:

HCD is responsible for administering the CalHome Program in support of homeownership and makes grants to experienced local public agencies and nonprofit corporations to assist individual households. The program goal is to enable households earning no more than 80 percent of Area Median Income (AMI) to become homeowners.

On August 31, 2020, HCD issued a Notice of Funding Availability (NOFA) for several activities, including First-Time Homebuyer Mortgage Assistance. Funding under this NOFA is provided from the Affordable Housing Bond Act Trust Fund of 2018. Applications under this NOFA are due to HCD no later than October 29, 2020. The maximum application amount is \$5 million, and HCD will provide funding to cover activity delivery fees (administrative costs) of up to 10 percent of the total award amount. Per the NOFA, HCD will announce awards in February 2021. If the application is successful, funds will be available after the Housing Commission enters into a Standard Agreement with HCD, which historically has occurred five to six months after the awards are announced.

Since 2001, the Housing Commission has received seven awards from HCD, totaling \$8 million. The latest allocation of CalHome funds, totaling \$1.5 million, was approved by HCD in June 2013 and received in December 2013. The Housing Commission services loans made with CalHome funds and upon repayment, the funds cycle back to the First-Time Homebuyer Program to be redeployed to eligible homebuyers.

Funding under this CalHome award will be deployed through the Housing Commission’s existing First-Time Homebuyer Program, through which eligible households earning up to 80 percent of AMI (currently \$92,400 for a family of four) may receive a deferred payment loan of up to 17 percent of the purchase price, at 3 percent simple interest. The loan will be fully deferred for 30 years with no monthly payments of principal or interest. The loan plus accrued interest will be due upon sale, non-owner occupancy, cash-out refinance or at the end of the 30-year term. Under the current NOFA, the maximum loan amount per eligible household is 40 percent of the purchase price up to \$100,000; however, to maximize the number of households served, Housing Commission staff recommends keeping the current program loan limit of 17 percent of the purchase price, with the \$100,000 maximum loan amount.

In Fiscal Year 2020, the average deferred payment loan funded by the Housing Commission was \$66,624. Provided the average loan amount remains consistent, the infusion of \$5 million in first-time homebuyer program funds will benefit approximately 60 low-income families.

FISCAL CONSIDERATIONS:

Approving this action will provide homeownership assistance to approximately 60 families, based upon the Fiscal Year 2020 average homeownership assistance of \$66,624 per household.

The sources and uses approved by this action will be as follows:

SOURCES		USES	
CalHome Award	\$5,000,000	FTHB Deferred Payment Loans	\$4,500,000
-	-	Administration	\$ 500,000
Total	\$5,000,000	Total	\$5,000,000

PREVIOUS COUNCIL and/or COMMITTEE ACTION

On January 7, 2020, June 24, 2014, March 5, 2013, November 15, 2011, June 15, 2010, April 17, 2007, September 9, 2003, and January 30, 2001, the Housing Authority authorized an application to HCD for CalHome Program funds. The last two applications in 2014 and early 2020 did not result in a funding award.

ENVIRONMENTAL REVIEW:

This activity is not a project pursuant to CEQA Guidelines Section 15378(b)(5), as it is simply an administrative activity of government that will not result in direct or indirect physical changes in the environment. This action seeks to authorize the submission of an application to the California Department of Housing and Community Development for up to \$5 million in funding from the Cal Home General Program in support of the First-Time Homebuyer Program, which will not cause a

significant environmental impact on its own accord. As such, this activity is not subject to CEQA pursuant to CEQA guidelines Section 15060(c)(3). Processing under the National Environmental Policy Act is not required as no federal funds are involved in this action. The parties agree that the provision of any federal funds as the result of this action is conditioned on the City of San Diego's final NEPA review and approval.

Respectfully submitted,

Sujata Raman

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

Approved by,

Jeff Davis

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

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