



## INFORMATIONAL REPORT

**DATE ISSUED:** December 29, 2021

**REPORT NO:** HCR22-006

**ATTENTION:** Chair and Members of the San Diego Housing Commission  
For the Agenda of January 7, 2022

**SUBJECT:** Status of Loan Portfolio – Fiscal Year 2022 First Quarter

**COUNCIL DISTRICT:** Citywide

**NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION**

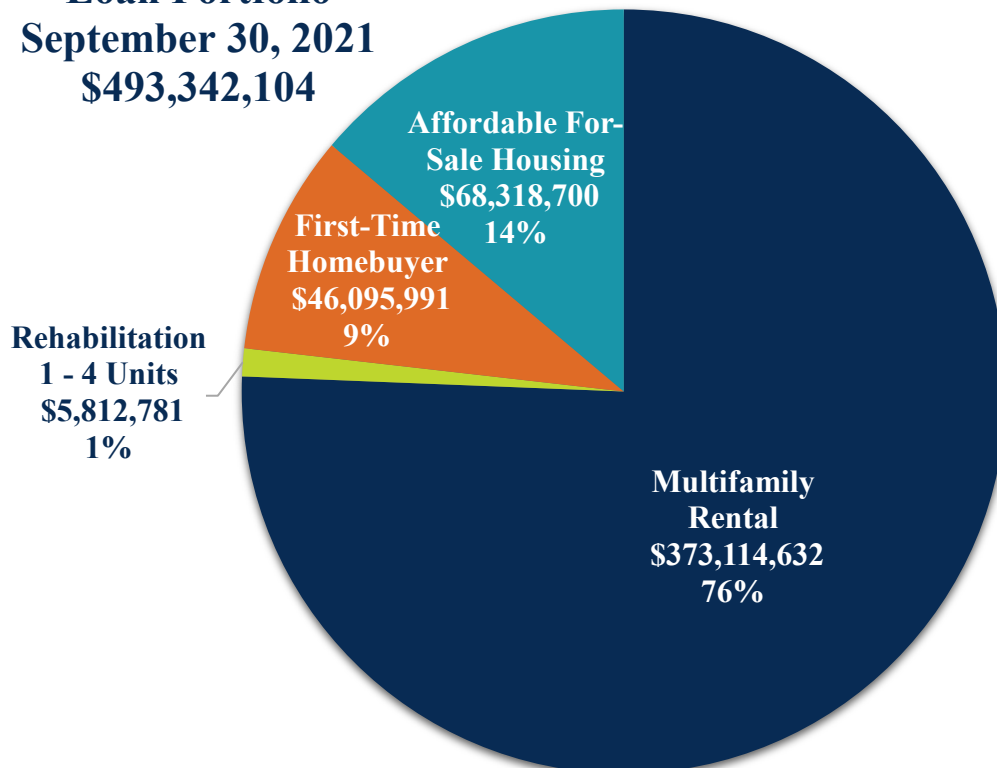
### SUMMARY

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
- 2) Loans and Grants Funded
- 3) Loans Paid in Full
- 4) Loan Payments
- 5) Loans and Grants Written Off/Forgiven
- 6) Defaults

### 1. LOAN PORTFOLIO SUMMARY

**Loan Portfolio**  
**September 30, 2021**  
**\$493,342,104**



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Status of Loan Portfolio – Fiscal Year 2022 First Quarter (July 1, 2021 – September 30, 2021)

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FY22 Q1	Loan Portfolio	Accrued Interest	Amortized / Min. Payment Loans	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 373,114,632	\$ 59,772,774	21	105	126
Rehabilitation 1 - 4 Units	\$ 5,812,781	\$ 90,358	8	369	377
First-Time Homebuyer	\$ 46,095,991	\$ 5,142,328	4	1,115	1,119
Affordable For-Sale Housing	\$ 68,318,700	\$ -	0	283	283
<b>TOTAL</b>	<b>\$ 493,342,104</b>	<b>\$ 65,005,461</b>	<b>33</b>	<b>1,872</b>	<b>1,905</b>

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.

In addition to the loan portfolio above, the Housing Commission also services loans on behalf of 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.

FY22 Q1	Principal	Accrued Interest	Total Loans
La Mesa First-Time Homebuyer	\$ 870,800	\$ 376,349	10

In addition to the loan portfolios above, the Housing Commission also services loans on behalf of the County of San Diego. The loans were funded by the County; there was no investment on the part of the Housing Commission. The Housing Commission has an agreement with County of San Diego to perform servicing activities.

FY22 Q1	Principal	Accrued Interest	Total Loans
San Diego County Loans	\$ 20,719,252	\$ 6,770,756	689

## 2. LOANS AND GRANTS FUNDED\*

During the period of July 1, 2021 – September 30, 2021, the Housing Commission recorded the following loans.

FY22 1st Quarter	
First-Time Homebuyer	
Households Assisted	12
Closing Cost Assistance Grants \$	113,185
Deferred Payment Loans \$	1,060,514
<b>TOTAL \$</b>	<b>1,173,699</b>
Affordable For Sale	
Households Assisted	1
Deferred Payment Loans	600,500
<b>TOTAL \$</b>	<b>600,500</b>
Multifamily	
<i>There were no financial closings for any Multifamily projects in the FY22 1st Quarter.</i>	
<b>TOTAL AWARDED \$</b>	<b>1,774,199</b>

\* Loans funded are not necessarily indicative of loans disbursed.

The Housing Commission also administers the County of San Diego’s First-Time Homebuyer (FTHB) program. The loans were funded by the County; there was no investment on the part of the Housing Commission.

FY22 Q1	Assistance Provided	Total Loans
San Diego County FTHB Loans	\$ 223,752	3

## 3. LOANS PAID IN FULL

Below is a summary of the funds collected through loan payoffs during the period of July 1, 2021 – September 30, 2021. The Housing Commission received 47 payoffs, which generated \$2,305,178 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	8	\$ 69,050	\$ 11,174	\$ -	\$ -	\$ 80,224
First-Time Homebuyer	38	\$ 1,664,551	\$ 453,739	\$ 17,100	\$ 2,126	\$ 2,137,516
Affordable For-Sale Housing	1	\$ -	\$ 87,438	\$ -	\$ -	\$ 87,438
<b>TOTAL</b>	<b>47</b>	<b>\$ 1,733,601</b>	<b>\$ 552,351</b>	<b>\$ 17,100</b>	<b>\$ 2,126</b>	<b>\$ 2,305,178</b>

\*Down Payment and Closing Cost Assistance Recoverable Grant

**4. 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 development’s available cash flow. Below is a summary of the residual receipts payments, fixed payments and voluntary payments collected during the period of July 1, 2021 – September 30, 2021.

Loan Type	Principal	Interest	Total
Multifamily Rental	\$ 91,653	\$ 286,630	\$ 378,284
Rehabilitation	\$ 13,290	\$ 962	\$ 14,252
First-Time Homebuyer	\$ 108,180	\$ 24,843	\$ 133,023
<b>TOTAL</b>	<b>\$ 213,123</b>	<b>\$ 312,436</b>	<b>\$ 525,559</b>

**5. LOANS AND GRANTS WRITTEN-OFF / FORGIVEN**

Below is a summary of the loans and grants written-off or forgiven during the period of July 1, 2021 – September 30, 2021.

Loan Type	\$ Forgiven Principal <i>Per Terms of Loan</i>	\$ Written Off Principal	Total
<i>No loans were written-off or forgiven during FY22 2nd Quarter.</i>			

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

**6. 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 September 30, 2021, the loans in default are as follows:

FY22 Q1	# in Default	\$ in Default	Default Ratio	Default w/ SDHC	Default w/ Senior Lien
Multifamily Rental	0	\$ -	0.00%	0	0
Rehabilitation 1 - 4 Units	1	\$ 5,000	0.09%	1	0
First-Time Homebuyer	1	\$ 35,000	0.08%	1	0
Affordable For-Sale Housing	0	\$ -	0.00%	0	0
La Mesa First-Time Homebuyer	0	\$ -	0.00%	0	0
<b>TOTAL</b>	<b>2</b>	<b>\$ 40,000</b>	<b>0.01%</b>	<b>2</b>	<b>0</b>

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Respectfully submitted,

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Sujata Raman  
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Real Estate Division

Approved by,

*Jeff Davis*

Jeff Davis  
Deputy Chief Executive Officer  
San Diego Housing Commission

Docket materials are available in the “Governance & Legislative Affairs” section of the San Diego Housing Commission website at [www.sdhc.org](http://www.sdhc.org).