



INFORMATIONAL REPORT

DATE ISSUED: October 5, 2022

REPORT NO: HCR22-106

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of October 13, 2022

SUBJECT: Status of Loan Portfolio – Fiscal Year 2022 Fourth Quarter

COUNCIL DISTRICT: Citywide

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

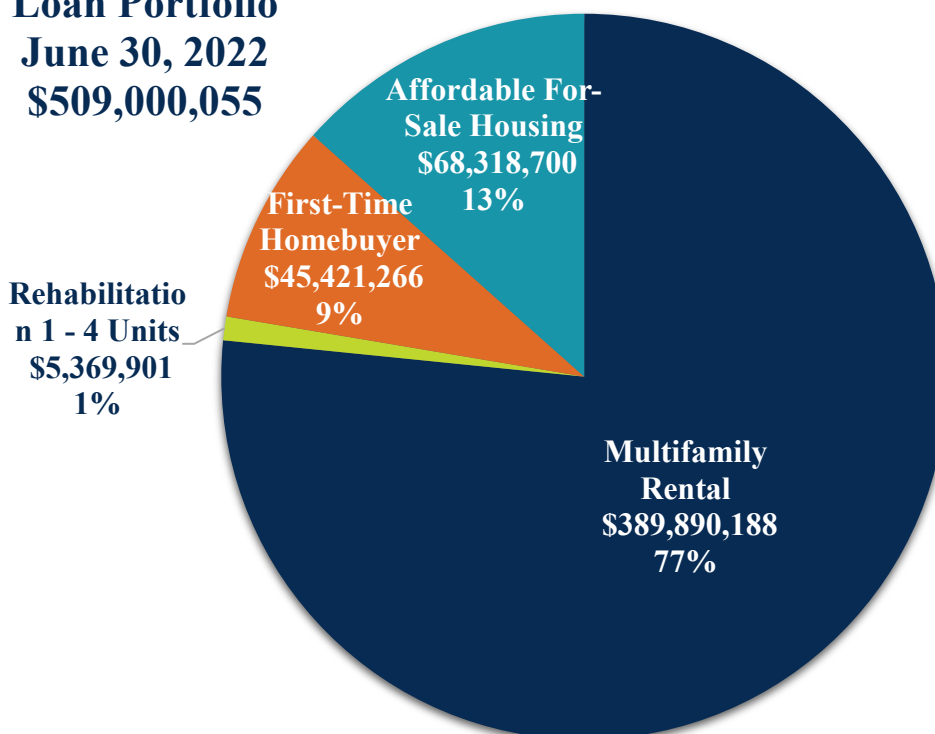
SUMMARY

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
June 30, 2022
\$509,000,055



October 5, 2022

Status of Loan Portfolio – Fiscal Year 2022 (April 1, 2022 – June 30, 2022)

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FY22 Q4	Loan Portfolio	Accrued Interest	Amortized / Min. Payment Loans	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 389,890,188	\$ 64,399,612	21	108	129
Rehabilitation 1 - 4 Units	\$ 5,369,901	\$ 119,391	5	343	348
First-Time Homebuyer	\$ 45,421,266	\$ 4,749,393	4	1,056	1,060
Affordable For-Sale Housing	\$ 68,318,700	\$ -	0	283	283
TOTAL	\$ 509,000,055	\$ 69,268,396	30	1,790	1,820

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, SDHC 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 Q4	Principal	Accrued Interest	Total Loans
La Mesa First-Time Homebuyer	\$ 870,800	\$ 399,278	10

In addition to the loan portfolios above, SDHC 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 Q4	Principal	Accrued Interest	Total Loans
San Diego County Loans	\$ 19,015,864	\$ 6,660,841	657

2. LOANS AND GRANTS FUNDED*

During the period of April 1, 2022– June 30, 2022, the Housing Commission recorded the following loans.

FY22 4th Quarter	
First-Time Homebuyer	
Households Assisted	10
Closing Cost Assistance Grants \$	96,831
Deferred Payment Loans \$	823,090
TOTAL \$	919,921
Affordable For Sale	
<i>There were no financial closings for any Affordable For Sale Properties in the FY22 4th Quarter.</i>	
Multifamily	
Number of Properties	2
Number of Affordable Units	132
HOME \$	2,000,000
Commercial Linkage Fee \$	1,000,000
Inclusionary \$	4,405,000
TOTAL \$	7,405,000
TOTAL AWARDED \$	8,324,921

* 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 Q4	Assistance Provided	Total Loans
San Diego County FTHB Loans	\$ 95,000	1

3. LOANS PAID IN FULL

Below is a summary of the funds collected through loan payoffs during the period of April 1, 2022 – June 30, 2022. The Housing Commission received 33 payoffs, which generated \$933,020 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	10	\$ 79,254	\$ 13,639	\$ -	\$ 204	\$ 93,098
First-Time Homebuyer	23	\$ 539,571	\$ 298,817	\$ -	\$ 1,534	\$ 839,922
Affordable For-Sale Housing	0	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	33	\$ 618,825	\$ 312,456	\$ -	\$ 1,739	\$ 933,020

*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 developments’ available cash flow. Below is a summary of the residual receipts payments, fixed payments and voluntary payments collected during the period of April 1, 2022 – June 30, 2022.

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Status of Loan Portfolio – Fiscal Year 2022 (April 1, 2022 – June 30, 2022)

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Loan Type	Principal	Interest	Total
Multifamily Rental	\$ 164,635	\$ 1,303,601	\$ 1,468,236
Rehabilitation	\$ 43,488	\$ 1,923	\$ 45,411
First-Time Homebuyer	\$ 165,560	\$ 22,847	\$ 188,407
TOTAL	\$ 373,683	\$ 1,328,370	\$ 1,702,053

5. LOANS AND GRANTS WRITTEN-OFF / FORGIVEN

Below is a summary of the loans and grants written off or forgiven during the period of April 1, 2022 – June 30, 2022.

Loan Type	\$ Forgiven Principal Per Terms of Loan	\$ Written Off Principal	Total
<i>No loans were written-off or forgiven during FY22 4th 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 June 30, 2022, the loans in default are as follows:

FY22 Q4	# 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	\$ 30,000	0.56%	2	0
First-Time Homebuyer	1	\$ 17,966	0.04%	1	0
Affordable For-Sale Housing	1	\$ 210,340	0.31%	1	0
La Mesa First-Time Homebuyer	0	\$ -	0.00%	0	0
TOTAL	4	\$ 258,306	0.05%	4	0

Respectfully submitted,

Sujata Raman

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

Approved by,

Jeff Davis

Jeff Davis
Interim President and Chief Executive Officer
San Diego Housing Commission

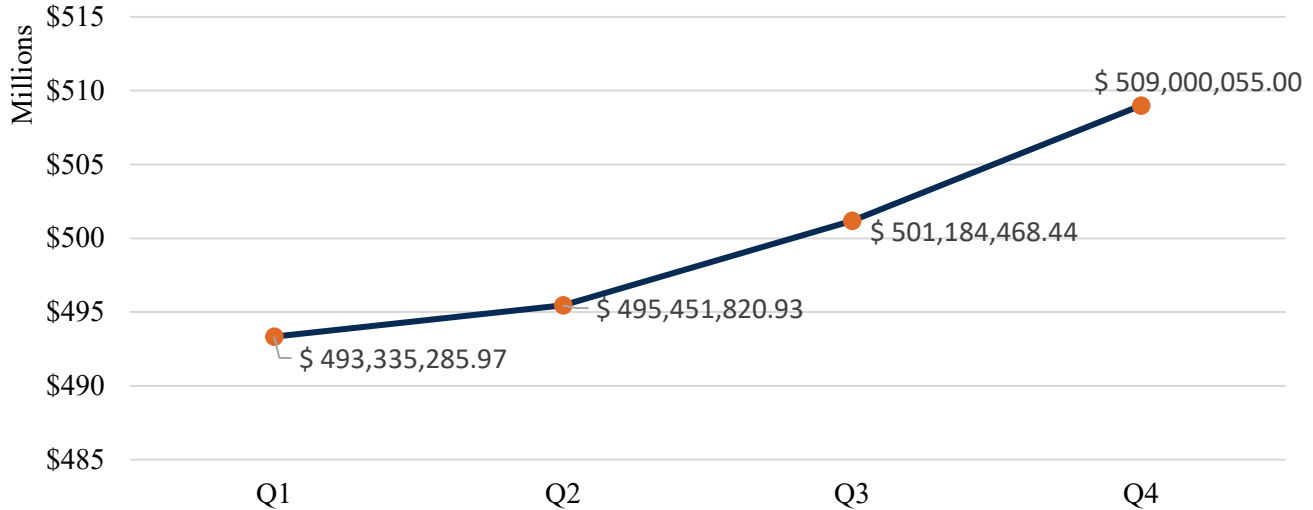
Attachments:

- 1) Fiscal Year 2022 Summary of Activity

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

**ATTACHEMENT 1
FISCAL YEAR 2022 SUMMARY OF ACTIVITY
July 1, 2021 – June 30, 2022**

Loan Portfolio



Total Loans and Grants Awarded

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ -	\$ 4,500,000	\$ 7,405,000	\$ 11,905,000
Rehabilitation 1 - 4 Units	\$ -	\$ -	\$ -	\$ -	\$ -
First Time Homebuyer	\$ 1,133,185	\$ 1,418,957	\$ 582,980	\$ 919,921	\$ 4,055,043
Affordable For-Sale	\$ 600,500	\$ -	\$ -	\$ -	\$ 600,500
Total	\$ 1,733,685	\$ 1,418,957	\$ 5,082,980	\$ 8,324,921	\$ 16,560,543

Number of Affordable Units Produced

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	0	0	175	132	307
Rehabilitation 1 - 4 Units	0	0	0	0	0
First Time Homebuyer	12	15	4	10	41
Affordable For-Sale	1	0	0	0	1
Total	13	15	179	142	349

Total Loans and Grants Paid in Full (Includes Principal and Interest)

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ -	\$ -	\$ -	\$ -	\$ -
Rehabilitation 1 - 4 Units	\$ 80,224	\$ 157,192	\$ 165,232	\$ 93,098	\$ 495,746
First Time Homebuyer	\$ 2,137,516	\$ 1,574,816	\$ 1,381,451	\$ 839,922	\$ 5,933,705
Affordable For-Sale	\$ 87,438	\$ -	\$ -	\$ -	\$ 87,438
Total	\$ 2,305,178	\$ 1,732,008	\$ 1,546,683	\$ 933,020	\$ 6,516,889

Total Monthly/Annual Payments on Active Loans (Includes Principal and Interest)

Fiscal Year 2022	Q1	Q2	Q3	Q4	Total
Multifamily Rental	\$ 378,284	\$ 370,178	\$ 175,108	\$ 1,468,236	\$ 2,391,806
Rehabilitation 1 - 4 Units	\$ 14,252	\$ 31,487	\$ 22,338	\$ 45,411	\$ 113,488
First Time Homebuyer	\$ 133,023	\$ 209,038	\$ 187,600	\$ 188,407	\$ 718,068
Affordable For-Sale	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 525,559	\$ 610,703	\$ 385,046	\$ 1,702,054	\$ 3,223,362

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Total of Loans Forgiven Per Terms of Loan or Written Off Per PO-RED 325.01

Fiscal Year 2022	Q1		Q2		Q3		Q4		Total	
Multifamily Rental	\$	-	\$	737,568	\$	-	\$	-	\$	737,568
Rehabilitation 1 - 4 Units	\$	-	\$	-	\$	13,235	\$	-	\$	13,235
First Time Homebuyer	\$	-	\$	48,900	\$	15,000	\$	-	\$	63,900
Affordable For-Sale	\$	-	\$	-	\$	-	\$	-	\$	-
Total	\$	-	\$	786,468	\$	28,235	\$	-	\$	814,703