



INFORMATIONAL REPORT

DATE ISSUED: January 6, 2023

REPORT NO: HCR23-004

ATTENTION: Chair and Members of the San Diego Housing Commission
For the Agenda of January 12, 2023

SUBJECT: Status of Loan Portfolio – Fiscal Year 2023 First Quarter

COUNCIL DISTRICT: Citywide

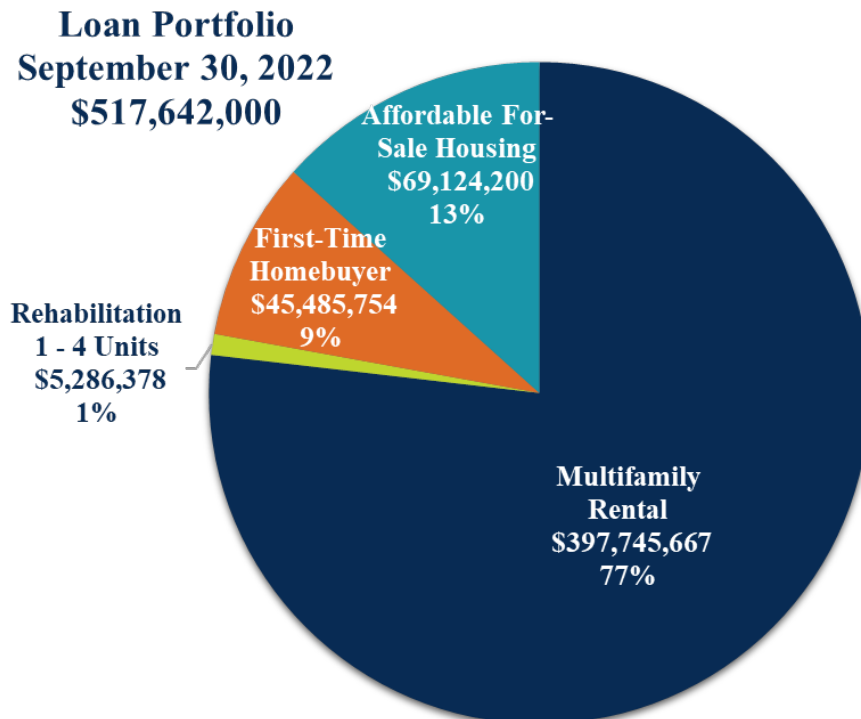
NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

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



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Status of Loan Portfolio – Fiscal Year 2023 (July 1, 2022 – September 30, 2022) First Quarter

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FY23 Q1	Loan Portfolio	Accrued Interest	Amortized / Min. Payment Loans	Deferred / Residual Receipts Loans	Total Loans
Multifamily Rental	\$ 397,745,667	\$ 67,548,696	21	109	130
Rehabilitation 1 - 4 Units	\$ 5,286,378	\$ 101,344	4	336	340
First-Time Homebuyer	\$ 45,485,754	\$ 4,921,190	4	1,052	1,056
Affordable For-Sale Housing	\$ 69,124,200	\$ -	0	284	284
TOTAL	\$517,642,000	\$72,571,230	29	1,781	1,810

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.

FY23 Q1	Principal	Accrued Interest	Total Loans
La Mesa First-Time Homebuyer	\$ 940,800	\$ 407,073	11

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.

FY23 Q1	Principal	Accrued Interest	Total Loans
San Diego County Loans	\$ 18,724,887	\$ 6,675,931	645

2. LOANS AND GRANTS FUNDED*

During the period of July 1, 2022– September 30, 2022, the Housing Commission recorded the following loans.

FY23 1st Quarter	
First-Time Homebuyer	
Households Assisted	7
Closing Cost Assistance Grants	\$ 69,724
Deferred Payment Loans	\$ 601,800
TOTAL	\$ 671,524
Affordable For Sale	
Households Assisted	1
Deferred Payment Loans	\$ 805,500
TOTAL	\$ 805,500
Multifamily	
Total Projects	2
Affordable Units	142
TOTAL	\$ 7,283,000
Post 310	
Commercial Linkage Fee	\$ 500,000
Inclusionary	\$ 2,383,000
Ventana Al Sur	
Commercial Linkage Fee	\$ 1,500,000
LHTFP	\$ 1,500,000
Inclusionary	\$ 1,400,000
TOTAL AWARDED	\$ 8,760,024

** 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.

FY23 Q1	Assistance Provided	Total Loans
San Diego County FTHB Loans	\$ 76,750	1

3. LOANS PAID IN FULL

Below is a summary of the funds collected through loan payoffs during the period of July 1, 2022 – September 30, 2022. The Housing Commission received 22 payoffs, which generated \$1,351,070 in program income:

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Status of Loan Portfolio – Fiscal Year 2023 (July 1, 2022 – September 30, 2022) First Quarter

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Loan Type	# Loans Paid Off	Loan Principal Repaid	Loan Int./Shared Appreciation Received	*DP/CC Repaid	*DP/CC Interest Received	Total Payoffs
Multifamily Rental	1	\$ 779,320	\$ 1,299	\$ -	\$ -	\$ 780,619
Rehabilitation 1 - 4 Units	7	\$ 50,266	\$ 81,812	\$ -	\$ -	\$ 132,078
First-Time Homebuyer	14	\$ 358,116	\$ 80,257	\$ -	\$ -	\$ 438,373
Affordable For-Sale Housing	0	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	22	\$1,187,702	\$ 163,367	\$ -	\$ -	\$1,351,070

*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 July 1, 2022 – September 30, 2022.

Loan Type	Principal	Interest	Total
Multifamily Rental	\$ 107,293	\$ 337,880	\$ 445,173
Rehabilitation	\$ 15,239	\$ 1,515	\$ 16,754
First-Time Homebuyer	\$ 154,195	\$ 24,434	\$ 178,629
TOTAL	\$ 276,728	\$ 363,828	\$ 640,556

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, 2022 – September 30, 2022.

Loan Type	\$ Forgiven Principal Per Terms of Loan	\$ Written Off Principal	Total
Multifamily Rental	\$ -	\$ -	\$ -
Rehabilitation 1 - 4 Units	\$ -	\$ -	\$ -
First-Time Homebuyer	\$ 25,000	\$ -	\$ 25,000
Affordable For-Sale	\$ -	\$ -	\$ -
TOTAL	\$ 25,000	\$ -	\$ 25,000

*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, 2022, the loans in default are as follows:

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FY23 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	3	\$ 35,000	0.66%	3	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	5	\$ 263,306	0.05%	5	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

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